RULES & REGULATIONS

Camp Creek Lake

Camp Creek Water Co. Property

Website: www.campcreeklake.us

11069 Riley Green Road

Franklin, Texas 77856

Office: 979.828.2907

Email: campcreekwc@campcreeklake.us

August 2026

BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

President	Mike Noack
Vice President	Rochelle Smith
Treasurer	Dan Westerheim
Secretary	Freda Strzelec

DIRECTORS

TERM OF OFFICE EXPIRES APRIL 2027

Mike Noack	Camp Creek
Rochelle Smith	Camp Creek
Freda Strzelec	Camp Creek
Barry Veazey	College Station
Sheri Walters	Bryan

TERM OF OFFICE EXPIRES APRIL 2028

Fred Davis	Bryan
David Dixon	Camp Creek
Anne Perry	Camp Creek
Mike Schrader	Camp Creek
Scot Vidrine	Cedar Park

TERM OF OFFICE EXPIRES APRIL 2029

Dan Westerheim	College Station
Stephanie Pedigo	Camp Creek
Joe Salvato	Calvert
Keith Pate	Tomball
Keith Goode	Camp Creek

CONTACT INFORMATION

General Manager	(979) 828-2907
Lake Patrolman	(979) 906-8064

E-mail address: campcreekwc@campcreeklake.us
Camp Creek website address: www.CampCreekLake.us

Camp Creek Water Company Office/Mailing Address:

11069 Riley Green Road
Franklin, Texas 77856

ANNUAL STOCKHOLDERS MEETING

Fourth Saturday in April at the Franklin ISD Auditorium or as designated

IMPORTANT TELEPHONE NUMBERS:

Robertson County's Sheriff's Department	(979) 828-3299
Precinct 3 Constable	(979) 828-2122
Robertson County Judge	(979) 828-3542
Precinct 3 Commissioner	(979) 828-4413
Navasota Valley Electric Cooperative	(979) 828-3232
Twin Creek Water Supply Co.	(979) 828-5385
Windstream Communications	(800) 843-9214

FEES

Annual Permit Fee Per Lot (Mandatory): ..... $ 1,225.00
Late fee (after 30 days): ..... $ 50.00

** Once the permit fee is late for **ANY LOT** owned, CCWC privileges will be revoked until permit payment and late fees have been received for **ALL LOTS** owned. **

The Annual Permit Fee is set by the Board of Directors, and currently is $1,225.00 per year, due February 16th.

Transfer of Stock: ..... $ 50.00

Daily Guest Permits (Limit 2 books per year per Lot). A book contains 10 permits and can be obtained from the Office for $40.00.

Notice to Lot Owners

Annual Permits are full price regardless of the time of the year they are purchased, except as noted below.

The cost of the Lot Owner's FIRST Annual Permit will be prorated in accordance with the schedule below, based on the date the Lot was purchased/transferred.

Additionally, upon CCWC's receipt of the new Lot Owner's prorated Annual Permit fee **and** the request of a refund by the previous Lot Owner, a prorated refund will be issued to the previous Lot Owner based on the purchase/transfer date of the Lot in accordance with the following schedule.

If purchased during the period of:		**If transferred during the period of:**	
February 1 to April 30	– 100%	February 1 to April 30	– 100%
May 1 to July 31	– 75%	May 1 to July 31	– 75%
August 1 to October 31	– 50%	August 1 to October 31	– 50%
November 1 to January 31	– 25%	November 1 to January 31	– 25%

VIOLATIONS, FINES, AND NON-PAYMENT PROCESS

Violation	Fine
Operating/Riding a jet ski without a life vest	$250.00
Towing skiers, tubers, or unoccupied tubes in the boat lane	$250.00
Unregistered or incomplete registration of watercraft (must include registration sticker and lot numbers)	$500.00
Unregistered or incomplete registration of off-road vehicles (ORVs) (must include registration sticker and lot numbers)	$250.00
Unauthorized dumping at a closed burn pile	$250.00
Dumping construction materials (e.g. furniture, nails, screws, plastics, concrete) or household trash	$500.00
Harvesting deer from CCWC property without authorization from the Wildlife Committee	$1,000.00
Lot owners are responsible for their renters and tenants. Any renter or tenant caught using the lake or other CCWC property may result in the lot owner being assessed a per-person, per-occurrence fine.	$500.00
Lot owners are responsible for ensuring that all guests (including non-listed family members) have the proper **guest permit** before using CCWC property. Failure to have a guest permit will result in a per-person, per-occurrence fine	$500.00
Tying a watercraft to a channel marker	$250 fine plus the reimbursement of replacement costs will be assessed

**A minimum fine of $250 may be assessed for any Rules and Regulations violation not specifically listed in the fee structure. In addition, lot owners are responsible for the cost of repairing or replacing any property damaged as a result of a rule violation. **

Fine Process

1. Initial Notification: Patrolman verbally informs the Lot Owner of the fine and that the General Manager will send an email / invoice with payment instructions.
2. Official Email: The General Manager sends an email / invoice to the Lot Owner detailing the fine, the reason, and the payment process.
3. Payment Deadline: The Lot Owner has 30 days from the date of the email to make payment.

4. Record Update: The General Manager updates the fine list on SharePoint. SharePoint Fine list
5. Collections Referral: If payment is not received within 90 days, the General Manager will send the delinquent account to debt collection.

Annual Permit Process

1. Application Distribution: Annual Permit applications are sent to Lot Owners in December.
2. Due Date: Completed applications and payments are due by February 16th.
3. Late Status: Permits are considered late beginning March 1st.
4. Outreach Campaign: Between March 1st and May 1st, the team will contact delinquent Lot Owners via email, phone, and text.
5. Collections Referral: If payment is still not received by May 1st, the General Manager will send the delinquent account to debt collection.

Table of Contents

1 CCWC Fiscal Year 8
2 CCWC Annual Permit Fees (Mandatory) 8
3 Entities as Lot Owners 8
4 Modifications to Rules and Regulations 8
5 Violations 9
6 Nuisance and Guest Behavior 9
7 Sale Solicitations 9
8 Speed Limits 9
9 Improvements and Alterations of CCWC Property 9
10 Electrical Safety for Boat Houses 10
11 Septic Systems 10
12 Pumping Lake Water 10
13 Aquatic Vegetation Treatment 10
14 Felony and Theft 11
15 Dogs and other Pets 11
16 Firearms 11
17 Paint Ball Guns 11
18 Patrolmen 11
19 Policing 12
20 Complaints 12
21 Driving and Accident Reports 12
22 Off Road Vehicle (ORV) Registration and Operation 12
23 CCWC Motorized Watercraft Registration (Boats and Jet-Skis) 14
24 Skiing and Tubing 16
25 Kite Tube or Water Jet Packs Watercraft 18
26 Vegetation 18
27 Fishing 18
28 Hunting, Shooting, and Trapping 19
29 Guest Provisions 19
30 Rental Property 21
31 Dam and Recreation Area 21
32 Burn Piles 22

33 Original Deed Restrictions 23
34 CCWC Lot Map..... 25
35 Change Log..... 26

RULES AND REGULATIONS FOR CCWC PROPERTY AND FACILITIES

1 CCWC Fiscal Year

1.1 CCWC's fiscal year is January 1st through December 31st.

2 CCWC Annual Permit Fees (Mandatory)

2.1 All Lot Owners are required to pay Annual Permit Fees for each Lot owned. Annual Permit Fees shall be good from February 1st to January 31st of the following year.

2.2 Annual Permit Fees are not transferable.

2.3 Permit covers Lot Owner and spouse and immediate family which includes, Lot Owner's parents, children and spouses, and grandchildren

2.4 Other relatives assume the same status as any other guest and shall be subject to the Rules and Regulations applying to guests.

2.5 An Annual Permit allows unlimited guests per day to use CCWC property as long as the Annual Permit holder is with his/her guests. (No daily guest permit required)

2.6 Only an Annual Permit holder in good standing may purchase Daily Guest Permits. Limit two books per year. (Year beginning February 1st of each year).

3 Entities as Lot Owners

3.1 If a Lot is owned by an "entity", as that term is defined in Section 1.002 (21) of the Texas Business Organizations Code (including but not limited to a corporation, limited liability company, or limited partnership), said entity shall provide in writing to the CCWC Secretary the name of a specific natural person ("Designated Representative") who will be considered the "Lot Owner" for all purposes herein.

3.2 The Designated Representative shall thereafter be considered to be the Lot Owner for all purposes under these Rules and Regulations, regardless of the name in which title to the applicable Lot or Lots is held. The required notice shall be provided to CCWC by the entity within thirty (30) days of acquiring ownership of the Lot(s). Said notice shall be given in the same manner as provided for in Article 4.1 of the Bylaws for CCWC.

4 Modifications to Rules and Regulations

4.1 The Rules and Regulations may be changed or amended at any time at the discretion of the Board of Directors.

5 Violations

5.1 Any person violating any of these Rules and Regulations shall be subject to penalties by the Board of Directors which may include:

a. Fines, suspension, or cancellation of Annual Permit Fee privileges.
b. Being barred from going on CCL or any CCWC property.
c. Filing of trespassing charges.
d. Penalties against guests will be levied against the responsible Lot Owner.

Reporting Violations

5.2 The name of any person who reports a violation of these rules will not be revealed if the person furnishing the information so requests.

6 Nuisance and Guest Behavior

6.1 Any Lot Owner creating or maintaining a nuisance will be guilty of violating these rules.

6.2 Lot Owner will be responsible for the behavior of his/her guests and shall be FINANCIALLY RESPONSIBLE for any DAMAGES his/her guests may cause to CCWC.

6.3 Disciplinary action will be taken against violators of these rules by the Board of Directors.

7 Sale Solicitations

7.1 Solicitations of garage sales, auctions, estate sales, or other similar sales are prohibited.

8 Speed Limits

8.1 A speed limit of 30 MPH or as posted must be observed.

8.2 Speeds in excess of 30 MPH or as posted will be in violation of Rules and Regulations and will be handled as such. Actual clocking of a violation will not be necessary. Visual observance of a speed in excess of 30 MPH or reckless driving can easily be determined.

8.3 Slow down for everyone's safety.

9 Improvements and Alterations of CCWC Property

9.1 Lot Owners desiring to make **ANY** improvements to or alterations of CCWC property for any purpose, must first submit a Building Permit application for authorization to use CCWC property for the desired improvement or alteration to the General Manager, in duplicate, with an attached Lot survey, accurate site plan, and photos of the site.

9.2 Allow at least 30 days for inspection and review, **PRIOR** to planned start of construction.

9.3 Improvements and alterations that are started prior to the issuance of the permit approval will be delayed until authorization is granted.

9.4 Applications may be obtained from the General Manager or online at the Camp Creek website (www.campcreeklake.us).

9.5 Permits will be considered only for those Lot Owners that have paid their current Annual Permit Fees.

9.6 The Lot Owner, by submitting this application, further agrees that they shall continue to Pay their Annual Permit Fees each fiscal year so long as he/she owns the Lot.

9.7 When a Lot is transferred, the previous Lot Owner passes this obligation to the new Lot Owner.

9.8 The Lot Owner also agrees to keep the facility placed on CCWC property in good repair so that it does not become a hazard to the Lot Owner or guests.

9.9 The Lot Owner also agrees to remove or pay the cost of removing any improvements granted when ordered by the CCWC Board of Directors.

9.10 The CCWC Board of Directors reserves the right to revoke these permits at any time.

9.11 Failure to pay the Annual Permit Fees by February 1st of each year shall automatically revoke the granted use authorization, and the above terms shall apply.

9.12 Lot numbers, a minimum of 3" and readable from the lake, are required on **all** boat houses/piers.

9.13 Improvements, including septic systems, buildings, fences, propane tanks, or private boat ramps, are not allowed on CCWC property.

10 Electrical Safety for Boat Houses

10.1 NEC (National Electric Code) is to be followed for new construction and alterations.

11 Septic Systems

11.1 All on-site sewage facilities shall meet the requirements of the Texas Commission on Environmental Quality (TCEQ).

11.2 A permit from the State of Texas is required for the installation of a new septic system or any repair or modification of an existing system.

11.3 Septic systems must be completely contained in the Lot Owner's Lot. No part of the septic system can be on CCWC property.

11.4 Placement of any part of the septic system on CCWC property is prohibited.

12 Pumping Lake Water

12.1 Lot Owners desiring to pump water from Camp Creek Lake (**CCL**) for use on their Lot must first secure a pumping permit from the CCWC Office.

13 Aquatic Vegetation Treatment

13.1 Lot Owners desiring to chemically treat the vegetation in front of their Lots may do so with commercial chemicals labeled explicitly for that purpose, so long as the chemical analysis of the product does **NOT** contain any SODIUM ARSENATE.

14 Felony and Theft

14.1 Any person committing a felony or theft of any grade on CCWC or any other Lot Owner's property, may (at the discretion of the Board of Directors) be barred from going on CCWC property.

15 Dogs and other Pets

15.1 Lot Owners will be held responsible for their (and their guest's) pets.

15.2 Pets of **any kind** must be under the control of Lot Owners and their guests at all times and not present a nuisance to others.

15.3 Dogs shall not be allowed to roam on CCWC property.

15.4 Dogs are not allowed at the recreation area without being controlled by a leash.

15.5 Owners must pick up after their dogs at the recreation area.

15.6 Dog owners must have proof of their dogs' current valid rabies vaccinations, and their dogs should wear a tag containing the owner's phone number and/or address.

15.7 Animals and pets are not allowed inside the Ray Brodin building when food is present.

15.8 No pets or wildlife of any kind may be introduced onto CCWC property/lake without prior approval from the CCWC Board of Directors.

16 Firearms

16.1 No person shall discharge a bow, shotgun, pistol, or rifle of any caliber down, across, or from CCWC's:

a. Roads
b. Pipelines
c. Power line right of ways
d. Lots owned by CCWC or fenced well sites

16.2 In accordance with Camp Creek's Original Deed Restriction Number Five (5), no person shall use or discharge any firearm at Camp Creek Lake using a shot shell larger than a standard No. 4 shot.

16.3 This regulation also applies to all Lots at Camp Creek as evidenced by Restriction No. 5 contained in all deeds.

17 Paint Ball Guns

17.1 No discharge of paint ball guns is allowed on CCWC property for any reason.

18 Patrolmen

18.1 The Lake Patrolmen are under the direction of the Board of Directors and are charged with

reporting violations of these rules.

18.2 All permit holders and guests shall always cooperate with the Patrolmen.

19 Policing

19.1 CCWC is not responsible for the policing of your Lot.

19.2 Policing your Lot is the responsibility of the Sheriff's Department of Robertson County, Texas.

19.3 The Lake Patrolman will patrol CCWC property and will assist you and the Sheriff's Department in every way possible.

20 Complaints

20.1 Any complaints concerning the Lake Patrolmen, Lot Owners, or with the operation of CCWC should be submitted in writing to the General Manager for referral to the Board of Directors.

20.2 The General Manager is charged with the daily operation of CCWC under the direction of the Board of Directors.

21 Driving and Accident Reports

21.1 Operators of a licensed vehicle must have a current and valid driver's license when driving on CCWC property.

21.2 If an accident occurs, seek emergency care immediately.

21.3 All Lot Owners/guests must report any accidents or broken-down vehicles on CCWC property to the General Manager and Lake Patrolman as soon as possible after the occurrence of the accident.

21.4 Wrecked or deserted vehicles found on CCWC property will be towed at the owner's expense unless the Lake Patrolman or General Manager are notified prior or a note is left on them with the owner's contact information. The vehicle(s) must be removed as soon as possible.

22 Off Road Vehicle (ORV) Registration and Operation

22.1 Only Lot Owners in good standing may register ORVs for CCWC property use.

22.2 A Daily Guest Permit **does not give anyone permission** to place an ORV that has not been registered with CCWC on CCWC property.

22.3 Prior to placing an ORV on CCWC property, proof of ORV ownership is required. A title or a notarized bill of sale is required for proof of ownership.

22.4 Prior to placing an ORV on CCWC property, it must be registered with CCWC. The General Manager can assist Lot Owners in the registration process.

22.5 The identification sticker furnished to the Lot Owner at the time of ORV registration must

be attached to the ORV.

22.6 Lot numbers a minimum of 3" and clearly legible, must be affixed to both sides of a registered ORV before it is allowed to operate on CCWC property.

22.7 Working lights are required on all ORVs when riding at night.

22.8 No Lot Owner shall allow a guest or anyone else without an Annual Permit to place an ORV on CCWC property.

22.9 No other ORVs are allowed on CCWC property.

22.10 ORVs without a proper registration sticker and Lot numbers at least three (3) inches permanently affixed to both sides will not be allowed to be operated on CCL. **A violation of the above rules will result in a $250 fine.**

Trial ORV

22.11 Prior to testing an ORV, Lot Owners wishing to try out an unregistered ORV must contact the Lake Patrolman to arrange a meeting to allow the ORV to be tested at CCL. The Lake Patrolman's decision to grant a trial will be final.

Maximum Number of ORV's

22.12 To control safety on CCWC property, each Lot Owner is restricted to a maximum of four (4) ORVs registered to his/her Lot.

22.13 This total may be comprised of those owned by the permitted Lot Owner, and/or by the permitted non-Lot Owner.

22.14 No replacement registration stickers will be issued until such time as the number of ORVs conforms to this section of the Rules and Regulations.

22.15 All ORVs operated on CCWC property must have proper exhaust housing and mufflers in place so that ORVs will operate with only a normal noise level and within the Motorcycle Industry Council's recommended sound intensity level (dB).

ORV Safety

22.16 ORV operators less than 13 years of age must always be accompanied by an adult while operating ORVs on CCWC property.

22.17 ORV operators are encouraged to wear approved personal protective equipment and always illuminate headlights while riding.

22.18 Observed unsafe operation of an ORV on CCWC property will be grounds for suspension of the registration permit for offending ORV.

22.19 Any person operating or riding on an ORV on CCWC property does so at his/her own risk. CCWC assumes no responsibility for accidents and/or injuries resulting from the operation of an ORV on CCWC property.

23 CCWC Motorized Watercraft Registration (Boats and Jet-Skis)

23.1 Only Lot Owners in good standing may register motorized watercraft for CCL use.

23.2 Proof of watercraft ownership is required to register the watercraft. A title issued by Texas Parks and Wildlife or a notarized bill of sale are acceptable forms of proof of ownership.

23.3 **Before** placing a motorized watercraft on CCL, proof of ownership must be presented to the General Manager of CCWC, who will then register the boat for CCL use and issue a registration sticker.

23.4 The Patrolman must affix the registration sticker to the watercraft and it and must be attached to the transom of boat, above the water line. Registration stickers for Jet-Skis should be located in a visible location.

23.5 Motorized watercraft without a proper CCWC registration sticker and Lot numbers at least three (3) inches permanently affixed to both sides above the water line will not be allowed to be operated on CCL. **A violation of the above rules will result in a $500 fine.**

23.6 A Daily Guest Permit **does not give anyone permission** to place a motorized watercraft that has not been registered for CCL use on CCL.

Legal motorized Watercraft

23.7 Each motorized watercraft placed on CCL must be owned by an Annual Permit holder.

23.8 No Lot Owner shall allow a guest to place a boat on CCL. Only Lot Owner(s) and immediate family members may place a boat on CCL, and it must be properly registered and stickered with the CCWC Office.

23.9 **No** other motorized watercraft is allowed on CCL.

23.10 As of January 1st, 2018, no new registrations will be issued to motorized watercraft greater than 26' in length. Additionally, no single or multi-engine watercraft exceeding a combined 300 horsepower is allowed to be registered or operated on CCL.

23.11 As of November 8, 2025, any modification to a boat to take on a ballast by any means for the purpose of increasing its wake, including, but not limited to filling water bladders on wake boats, is explicitly prohibited.

Wake Enhancement Devices and Wake-Enhancing Watercraft

23.12 Effective August 8, 2026, wake boats without prior registration may not be registered, launched, or operated on Camp Creek Lake.

This includes, but is not limited to, watercraft using ballast bladders, ballast tanks, surf systems, wake plates, wedge systems, tabs, hydrofoils, aftermarket wake-enhancement devices, or hull designs specifically intended to create an enlarged wake for wake surfing, wake boarding, or similar activities.

Watercraft that fall within this category and that are currently registered with CCWC as of August 8, 2026 shall be ***grandfathered*** in and may remain registered to the current lot owner, provided the watercraft remains in good standing and complies with all other CCWC Rules and Regulations.

Grandfathered status is not transferable to another lot owner. If the watercraft is sold, transferred to another lot owner, replaced, or removed from CCWC registration, its grandfathered status is forfeited.

CCWC reserves the right to deny registration or revoke lake-use privileges for any watercraft determined to violate this rule.

Trial Motorized Watercraft

23.13 Prior to testing a watercraft, Lot Owners wishing to try out an unregistered motorized watercraft must contact the Lake Patrolman to arrange a meeting to allow the watercraft to be tested at CCL. The Lake Patrolman's decision to grant a trial will be final.

Maximum Number of Motorized Watercraft

23.14 In the interest of safety and controlling congestion on the lake, each Lot Owner is restricted to registering a maximum of two motorized boats and two Jet-Skis to his/her Lot.

23.15 This total may be comprised of motorized watercraft owned by the permitted Lot Owner and/or permitted non-Lot Owners.

23.16 No replacement registration stickers will be issued until such time as the number of motorized watercrafts conform to this section of the Rules and Regulations.

23.17 An unlimited amount of non-motorized watercraft is allowed. Lot numbers at least three (3) inches high should be affixed to both sides of each non-motorized watercraft.

23.18 No one under the age of 13 years shall operate a PWC.

Any and all individuals or passengers in watercraft operated on CCL do so at his/her own risk. CCWC assumes no responsibility for accidents and/or injuries resulting from the operation of watercraft on CCL.

Passenger Capacity

Each watercraft operator on CCL should be familiar with the maximum number of passengers and weight/capacity of his/her boat.

Illegal Watercraft

23.19 No watercraft equipped with a toilet or living accommodations shall be permitted on CCL.

23.20 No airboats are allowed without prior consent from the BOD or unless used for Fishing/Vegetation Committee activities.

Lights

23.21 All watercraft operating at night must display red and green running lights on the bow while underway and must always have a visible white stern light

Motor Exhaust

23.22 All motorized watercraft operated on CCL must have proper exhaust and exhaust plates. Housing must be in place to operate with only a normal amount of noise

24 Skiing and Tubing

24.1 No skiing, surfboarding, aquaplaning, or tubing of any sort is permitted except in the designated ski area as shown on the map in this pamphlet and **is done at your own risk**.

24.2 All tubers, skiers, and wakeboarders must wear a Coast Guard-approved life jacket. A **mandatory** $250 fine will be assessed for anyone observed water skiing or riding a tube without wearing a Coast Guard approved life jacket.

24.3 Pulling skiers, tubers, wakeboarders, and/or unoccupied tubes in the boat lane may result in a fine of $250.

24.4 There are submerged underwater hazards, even in designated areas. Special care should be taken.

Ski Pattern

24.5 Skiers and motorized watercraft operators shall travel in a counterclockwise pattern, including takeoff, with slower boats using the inside of the pattern.

24.6 The above rule applies to all motorized watercraft operating in a designated ski area, regardless of whether skiers are present or not.

Ski Safety

24.7 No motorized watercraft shall operate closer than 150 feet from the shore at the Recreation Area except when docking or taking off with a skier.

24.8 Motorized watercraft and skiers shall not pass between safety markers in front of the swimming area.

24.9 Under no circumstance shall any motorized watercraft operator cut in between a skier and the motorized watercraft pulling the skier.

24.10 At no time shall a motorized watercraft follow closely and directly behind the skier being pulled by another motorized watercraft.

24.11 Under no circumstances will a skier take off one ski and leave it in the ski pattern area.

24.12 If a skier desires to remove one ski, he/she must do so as he/she passes near the point of takeoff. The dropped ski must be retrieved and removed from the water **immediately** by someone in the skier's party.

24.13 A motorized watercraft operator may not tow another person behind a watercraft between ½ hour after sunset and ½ hour before sunrise.

24.14 Any individual skiing on CCL does so at his/her own risk.

Take Off Area

24.15 Skiers shall take off from the western end of the recreation area and shall not use the swimming pier or area for this purpose.

Motorized Watercraft Parking

24.16 Motorized watercraft, when not pulling skiers, shall be parked between swimming pier and dam at piers, leaving points clear for skiers.

24.17 Watercrafts are not permitted to tie up to any channel markers, as this can cause damage. This includes the markers in the ski areas. Violators may be subject to a fine.

Skier Pickup and Rules

24.18 When a skier falls, the motorized watercraft operator shall check for following boats, turn left out of the ski pattern, and use caution when re-entering the pattern to pick up the skier.

24.19 The ski rope must be retrieved before any motorized watercraft enters the TAKE OFF AREA.

Motorized Watercraft Wake

24.20 Motorized watercraft operating outside of the ski area and designated boat lanes will be operated in such a manner and at such speed so as to avoid creating wakes that might damage other watercraft that are docked.

24.21 Care must be observed when operating watercraft during those times when the lake is at flood stage. Even small wakes can cause extensive damage to boats and equipment housed within boathouses during these flood times.

25 Kite Tube or Water Jet Packs Watercraft

25.1 **NO** kite tube, water jet pack or similar devices are allowed on CCL.

26 Vegetation

26.1 No water vegetation of any kind may be introduced into CCL except as done by the lake Fishing/Vegetation Committee.

26.2 Care should be taken with plant life on land so that drainage does not accidentally introduce plants into the lake.

26.3 Violators of this rule may be charged with the expense of removal of said plants.

27 Fishing

27.1 No person shall be allowed to fish on the premises of CCWC without first obtaining or meeting the following restrictions that cover the period in which the fishing occurs:

a. Per Lot, Lot Owners can allow a maximum of four (4) guests per day to fish on CCWC property as long as the Lot Owner is with his/her guests.
b. A Daily Guest Permit.

27.2 No person who is under suspension for violating of any Rules or who has not paid fines assessed against him/ her shall be allowed to fish upon the premises of CCWC.

27.3 No person is allowed to introduce fish (other than bait used for fishing) into CCL. Only the Fishing/Vegetation Committee may introduce fish.

Use of Gill or Hoop Nets

27.4 The use of gill, hoop, or trammel nets is prohibited except for Fishing and Vegetation Committee activities.

Use of Trot, Thrown, and/or Jug Lines

27.5 No trotline shall be permitted in CCL to which more than 50 hooks are attached.

27.6 Lines shall not be placed in or across any channel, ski, swimming, or regular boat lane. Jug lines must be anchored. No free-floating jug lines are allowed.

27.7 The **owner's name, Lot number, and date** must be placed or attached to the end of the trot, throw, or jug lines.

27.8 Unused trot and jug lines shall not be left in the lake for over 15 days. They may be removed by the Lake Patrolman if not used within the 15-day limit.

27.9 Fishing is permitted in the spillway discharge behind the dam.

27.10 Fishing from (or climbing in or on) the service spillway structure is prohibited except when being inspected or repaired by the Dam/Recreation Committee.

Fishing: Catch and Release

27.11 To encourage larger bass in CCL, all permit holders and guests are encouraged to catch and release all bass over four (4) pounds.

28 Hunting, Shooting, and Trapping

28.1 Where allowed by the Camp Creek Board of Directors, **ALL** hunting on CC must follow the current Texas Parks and Wildlife regulations in effect at the time of the hunt.

28.2 Taking deer by **any** means from CCWC property is prohibited except for activities of the Wildlife Committee

28.3 **Lot Owners found in violation of this regulation will have lake privileges removed and shall be fined $1,000 by the Board of Directors. Lake Privileges will remain suspended until the fine is paid**.

Duck Blinds

28.4 No person shall build or place a stationary or permanently anchored duck blind on CCL without first receiving a building permit to do so.

28.5 All such blinds shall become the property of the CCWC and shall be usable by any hunter on a first-come, first-served basis.

28.6 A person may use a mobile blind which he/she takes to the hunting site and returns to his/her Lot at the end of the day's hunt.

Nutria Control

28.7 Lot Owners are allowed to take Nutria as they can from the confines of the shoreline immediately adjacent to their Lot.

28.8 Lot Owners may not take Nutria from a boat, as such an action might endanger the Lot Owners on CCL.

28.9 Any heavy concentrations of Nutria should be reported to the Lake Patrolman.

29 Guest Provisions

29.1 A Lot Owner in good standing may purchase Daily Guest Permits for guests to use on

CCWC property when not accompanied by the Lot Owner.

29.2 A Daily Guest Permit does not allow guests to place a watercraft or ORV that is not registered with CCWC-on-CCWC property.

29.3 For **SWIMMING ONLY**, an unlimited number of guests are allowed in front of the Owner's Lot when the Lot Owner is on the premises.

29.4 Lot owners are responsible for ensuring that all guests (including non-listed family members and renters) have the proper **guest permit** before using CCWC property. Failure to have a guest permit will result in a per-person, per-occurrence fine

29.5 An unlimited number of guests are allowed in front of the owner's lot for **SWIMMING ONLY**, with the Lot Owner present.

Availability of Daily Guest Permits

29.6 Lot Owners in good standing may purchase a book of ten (10) Daily Guest Permits (maximum of two books per year) from the CCWC Office during business hours for $40.00. The office is located at 11069 Riley Green Rd. Franklin, TX. 77586.

29.7 Daily Guest Permits are necessary for guests twelve (12) years old and older and must be completely filled out for each guest on a daily basis.

29.8 All Daily Guest Permits shall be valid until midnight of the date on the permit.

Guest Requirements

29.9 All Lot Owners in good standing are allowed to have guests who are permitted to fish, hunt, ride boats, ride ORVs, swim, water ski, or ride tubes, subject to the following terms and conditions:

29.10 **Each** guest, when upon the property of the CCWC for any purpose requiring a permit**, must have available for inspection by the Lake Patrolman or any officer of CCWC,** a Daily Guest Permit signed and properly filled out by the Lot Owner sponsor of the guest, showing the date upon which the permit is valid for the use of the lake.

29.11 With the Lot Owner's permission, guests shall be permitted to operate a properly registered watercraft or ORV on CCWC property without being accompanied by the Lot Owner if said guest has in his/her possession a properly issued Daily Guest Permit covering the period of operation.

29.12 If hunting, fishing, skiing, or surfboarding equipment is in the boat, it shall be presumed that every person in the boat is hunting, fishing, skiing, or surfboarding. Therefore, everyone in the boat must have a proper permit or be in violation of these rules.

29.13 All guests who swim at any place on CCL, other than in front of the Lot owned by the Lot Owner, must either have a Daily Guest Permit or be covered under the four-guest provision of the Lot Owner.

29.14 All guests under twelve (12) years of age are exempt from needing Daily Guest Permits.

Controls on Daily Guest Permits

29.15 It is the responsibility of the Lot Owner to control who gets a Daily Guest Permit.

29.16 When a Daily Guest Permit is used, it must be completely filled out and signed by the Lot

Owner.

29.17 It must be understood that when a Daily Guest Permit is issued to a guest, the Lot Owner is responsible for the actions of the guest and his/her pets while using the Lot and/or CCWC property.

House Guests

29.18 It must be understood that a Lot Owner shall be held personally responsible for any actions of his/her guests that may be in violation of any CCWC Rules, Regulations, and/or deed restrictions.

Responsibility for guests

29.19 It is the responsibility of the Lot Owner to see that all his/her guests are properly permitted before entering CCWC premises for any purpose for which a Daily Guest Permit is required.

30 Rental Property

30.1 People renting a home or cabin on Camp Creek Lake are prohibited from using CCWC property for any reason other than direct access to and from the rented dwelling.

Renters and tenants **are not permitted** to use CCWC property or the lake. This includes, but is not limited to:

a) Swimming
b) Fishing from piers, boat houses, or any CCWC-managed area
c) Operating any powered or non-powered watercraft
d) Operating ORVs on any CCWC trails or roads
e) Any recreational or lake-related activity on CCWC property

The lot owner of the rental property could be fined $500.00 per incident if a renter or tenant is found using CCWC property or the lake.

30.2 Renters and Tenants of lot owners are not permitted to use a guest pass to access the lake or CCWC property

31 Dam and Recreation Area

31.1 The recreation area located at the east end of the lake near the dam is provided for the exclusive use of Lot Owners and Daily Guest Permit holders.

31.2 Any unauthorized person using this area may be prosecuted for trespassing.

Swimming Restrictions

31.3 All swimming in this area will be confined to the roped-off swimming area.

31.4 All swimmers must **KEEP OFF** any floating buoys placed in the area to protect swimmers from skiers.

31.5 No swimming is allowed in the area used by skiers to take off and land or in the open area used for skiing.

No Camping

31.6 The recreation area shall not be used for overnight camping.

Alcoholic Beverages

31.7 The open display of alcoholic beverages is prohibited at the recreation area or in watercraft anchored or tied up at this area.

Warren McKenzie Pavilion

31.8 Lot Owners may reserve The Pavilion by contacting the Office.

31.9 All cars, trucks, and boat trailers shall be parked in an area that will not interfere with the use of the boat launching facilities by other persons.

31.10 A gravel parking area is located at the north end of the dam for extra car and trailer parking.

31.11 Vehicles should not be parked at the boat launch or recreation areas overnight without first contacting the Camp Creek Office or Lake Patrolman for permission; otherwise, they will be considered abandoned and may be towed at the owner's expense.

Vehicles Prohibited on Dam

31.12 Under no circumstances shall any motorized vehicles be driven or ridden on the top of or the sides of the dam. Such actions are both dangerous and detrimental to keeping the dam in good condition.

31.13 The only exception to this access is equipment used to maintain the dam as required by the Dam/Rec Committee.

Curfew

31.14 All activities at the recreation area will cease at 10:00 P.M. nightly.

Trash Disposal

31.15 Dam and recreation area users are required to remove their trash from the area and properly dispose of it elsewhere.

32 Burn Piles

32.1 Household garbage may not be dumped at the CCWC burn piles. Violators of this rule will be instructed to remove items left in violation of the rules and a **fine of $500 may be issued to violators**.

32.2 Only trees, brush, and wood are allowed to be dumped at the CCWC burn piles. Wood must be free of all metal, nails, and screws. Concrete may not be dumped at the burn piles.

32.3 Dumping at a burn pile is not permitted when signs are present indicating the burn pile is closed. Violators of this rule are subject to a $250 fine.

32.4 Burning of CCWC burn piles may only be performed under the direction of the Camp

Creek Office in coordination with the volunteer fire department.

32.5 Burning on individual Lots is allowed; however, Lot Owners are responsible for monitoring fire conditions and ensuring fires are not left unattended and/or burning overnight.

32.6 Burning on individual Lots or at CCWC burn piles is not permitted during County- or State-issued burn bans.

33 Original Deed Restrictions

33.1 The following is a copy of the Deed Restrictions currently in place for all Camp Creek Lots. These deed restrictions were in place and included in the original Camp Creek Water Company deed issued for each Camp Creek Lot.

The State of Texas, } Know All Men by These Presents
County of Robertson }

That CAMP CREEK WATER COMPANY, a private corporation, duly incorporated and doing business under the laws of the State of Texas, with its principal place of business in the Camp Creek Community in Robertson County, Texas, for and in consideration of the sum of THREE HUNDRED SEVENTY-FIVE ($375.00) DOLLARS, to be paid by E A Holick, all in cash, the receipt of which is hereby acknowledged, and the further consideration of the agreement by the said Grantee to abide by the stipulations, restrictions, and conditions hereinafter set out and the promise to keep and perform all of the duties and obligations herein and hereby placed upon said Grantee, and the further consideration of the assumption on the part of the grantee of all taxes due upon the hereinafter conveyed property for the year 1949, has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto the said E A Holick, of the County of Brazos, State of Texas, all that certain real estate lying and being situated in Robertson County, Texas, and being a part of the J. M. Viesca Eleven League Grant and the Pedro Pereira Jose de Jesus and Mariano Grande Eleven League Survey, all in Robertson County, Texas, and being Lot Number 315 of the Camp Creek Water Company Subdivision of various tracts of land in said Leagues in Robertson County, Texas, according to the plat or said Subdivision of record in Volume 157, page 1,2,3,4&5, of the Deed records of Robertson County, Texas, to which plat and its record reference is here made for all purposes.

This conveyance is hereby made and accepted SUBJECT TO the following stipulations, restrictions, and conditions, which are covenants running with the land, and which shall apply to and be binding upon the Grantee herein, his heirs, devises, executors, administrators, successors, and/or assigns, forever:

1. The Lot hereby conveyed is hereby declared to be a unit, and same may never be subdivided nor owned jointly in any way; said Lot may be owned only as a whole lot and by one individual at anyone particular time.

2. A nuisance of any kind shall not be allowed to occur or be maintained upon the Lot herein conveyed. Failure to properly dispose of garbage, trash, and litter of any kind, and the use of loud and vulgar language or any other thing constituting a disturbance shall be interpreted to be a nuisance within the meaning of this restriction.

3. The owner of this Lot shall not dispose of human excretia other than by approved pit-type toilet or septic tank with pressure, water, and field lines at least seventy-five (75) feet from service spillway water level of the Lake adjoining the above described Lot.

4. The above-described Lot shall be used only for residential purposes, and shall not at any time or in any manner be used for any commercial purpose whatever.

5. Rifles, pistols, or shotguns containing shot larger than No. 4 shot may not be discharged upon the above described Lot, as such instruments will endanger the life and property of surrounding Lot owners.

Violation of any of the above restrictive covenants, conditions, or agreements shall immediately and forthwith, without further action, revert the title to the herein conveyed Lot to the Camp Creek Water Company, its successors or assigns, at their option; however, Camp Creek Water Company, its successors or assigns, may, at their option, enter upon the Lot herein conveyed and summarily abate or remove the violation or nuisance at the expense of the then owner and such abatement, entry and/or removal shall in no wise be deemed a tresspass, and Camp Creek Water Company its successors or assigns, shall in no way be liable for any damage by reason of such entry or removal.

The Camp Creek Water Company does hereby RESERVE to itself all mineral rights lying on, in, or under the herein conveyed Lot, and does hereby RESERVE the right to enter upon said Lot for the purpose of prospecting for, developing, producing, mining, of obtaining information in connection with the development or production and sale of any minerals that may lie in, on, under or adjacent to said Lot.

Camp Creek Water Company does FURTHER RESERVE to itself a general easement for power lines, water lines, light lines, or other utility lines necessary to carry on the business of selling water, power, or developing, producing, and selling minerals. It is expressly stipulated, however, that in no event shall any such lines, pipes, wells, or mines be located closer than seventy-five feet to any existing structure located upon said Lot.

Camp Creek Water Company does FURTHER RESERVE to itself an easement over the rear thirty feet, away from Camp Creek Lake, of all lots which have a rear width or ten feet or less. This easement is reserved for the benefit of lot owners who own lots, the rear width of which is too small to provide them ingress and egress without traveling upon adjoining lots, and that they may have ingress and egress from said lots, and is not retained for the general public, but is only retained for the purpose above set out.

CERTIFIED COPY
This is a true and correct copy of the original filed in Robertson County Clerk's Office
Kathryn Nickelson Brimhall

TO HAVE AND TO HOLD the above-described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, subject to said restrictions, conditions, and covenants, and reservations, unto said E A Holick, his heirs, and assigns, forever, and said corporation does hereby bind itself, its successors and assigns, to WARRENT AND FOREVER DEFEND all and singular, the said premises unto the said E A Holick, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, the said corporation has caused these presents to be executed by Coulter Hoppess, its President, and its corporate seal affixed at Bryan, Texas, this the 19th day of December, 1949.
Revenue stamps 55¢ affixed and cancelled

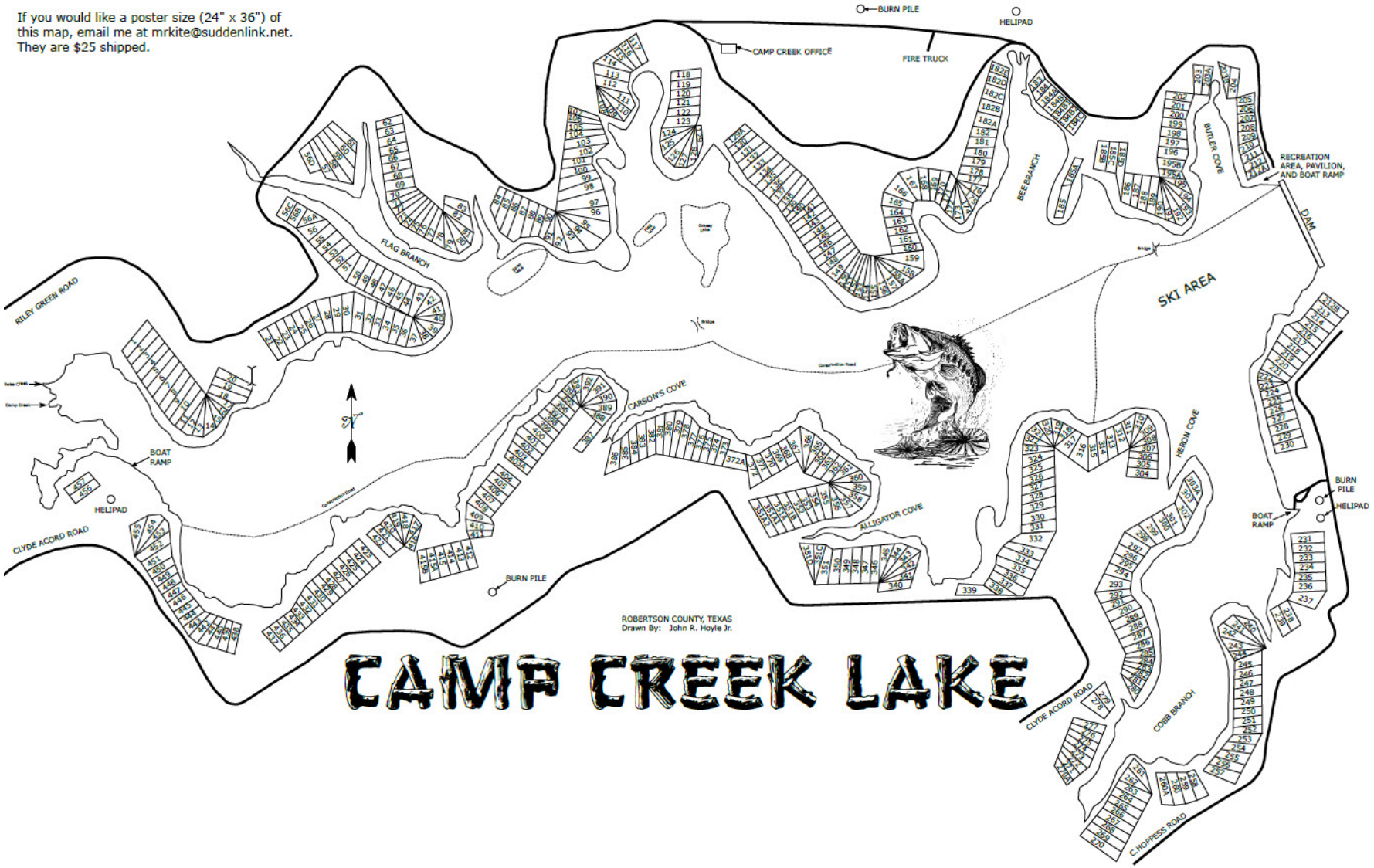
W C Mitchell

CAMP CREEK WATER COMPANY
By Coulter Hoppess
Coulter Hoppess,
President.

(SEAL)

THE STATE OF TEXAS }
COUNTY OF BRAZOS }

34 CCWC Lot Map



35 Change Log

Date	Change	Document Section	Change made by	Change Reason
August 8, 2026	**Added** **Wake Enhancement Devices and Wake-Enhancing Watercraft** 35.1 Effective August 8, 2026, no Wake Enhancement Devices and Wake-Enhancing Watercraft without prior registration, may be registered, launched, or operated on Camp Creek Lake.	23.12	Kris Maxymof	Approved by the board on May16th, concerns that boats that make wakes can damage the earthen dam.
May 26, 2026	**Clarified Rule** **From:** Lot owners or renters and tenants caught using the lake or CCWC property are subject to a per-person, per occurrence fine **To:** Lot owners are responsible for their renters and tenants. Any renter or tenant caught using the	Page 4 Violation fees	Kris Maxymof	The sentence did not make sense and needed clarification

Date	Change	Document Section	Change made by	Change Reason
	lake or other CCWC property may result in the lot owner being assessed a per-person, per-occurrence fine.			
May26, 2026	**Updated the board members**	Page 1	Kris Maxymof	Adding new board members and removing board members who completed their term
November 8, 2025	**Added Fine** Lot owners or renters and tenants caught using the lake or CCWC property are subject to a per-person, per occurrence fine	Fines and Violations	Kris Maxymof	This fine supports the rule of no renters having access to CCWC lake and property.
November 8, 2025	**Updated Rule** Added verbiage to rule 30.1 The lot owner of the rental property could be fined $500.00 per incident if a renter or tenant is found using CCWC property or the lake.	Section 30	Kris Maxymof	This change supports the rule of no renters having access to CCWC lake and property.
November 8, 2025	**Old Rule** Lot owners are responsible for ensuring that all guests (including non-listed family members and renters) have the proper **guest permit** before using CCWC property. Failure to have a guest permit will result in a per-person, per-	Section 29	Kris Maxymof	Removed “and renters” from the rule to support new rule that renters and tenants are not allow guest passes

Date	Change	Document Section	Change made by	Change Reason
	occurrence fine **New Rule** Lot owners are responsible for ensuring that all guests (including non-listed family members) have the proper **guest permit** before using CCWC property. Failure to have a guest permit will result in a per-person, per-occurrence fine			
November 8, 2025	**Rule Added** Renters and Tenants of lot owners are not permitted to use a guest pass to access the lake or CCWC property	Section 30	Kris Maxymof	The Rules and Regulations previously created confusion by stating both that renters/tenants are **not allowed access** to the lake or CCWC property *and* that a renter could use a guest pass. This has now been clarified and updated: **Renters and tenants may not use a guest pass under any circumstances.** Only eligible guests of a lot owner may obtain and use a guest pass.
November 8, 2025	**Rule Added** As of November 8, 2025, any modification to a boat to take on a ballast by any means for the purpose of increasing its wake,	Section 23	Kris Maxymof	The board is concerned that wake boats are damaging the dam area and the lake floor. The ski area is too small to support multiple wake boats.

Date	Change	Document Section	Change made by	Change Reason
	including, but not limited to filling water bladders on wake boats, is explicitly prohibited.			
September 25, 2025	**Old Rule** Solicitations of garage sales, auctions, estate sales, or other similar sales are prohibited as per the deed restrictions. **New Rule** Solicitations of garage sales, auctions, estate sales, or other similar sales are prohibited.	Section 7	Kris Maxymof	Board approved 8-9-2025 to remove "per deed restrictions." this is not stated in the deeds
September 25, 2025	**Old Rule** All watercraft operating at night on CCL are required to show a light visible for at least 500 feet in **ALL** directions. **New Rule** All watercraft operating at night must display red and green running lights on the bow while underway and must have a visible white stern light at all times	Section 23	Kris Maxymof	Board approved 8-9-2025 to update rule in accordance with TPWD Boating Rule
September 25, 2025	Added: Tying a watercraft to a channel marker fine	Page 7 violations and fees	Kris Maxymof	Board Approved 8-9-2025: To deter lot owners from tying to channel markers and causing damage

Date	Change	Document Section	Change made by	Change Reason
September 25, 2025	Added: A minimum **fine of $250** may be assessed for any Rules and Regulations violation not specifically listed in the fee structure. In addition, lot owners are responsible for the cost of repairing or replacing any property damaged as a result of a rule violation.	Page 7 violations and fees	Kris Maxymof	Board Approved 8-9-2025
August 5, 2025	Added Change Log	Section 35	Kris Maxymof	Track changes made to the Rules and Regulations document
August 5, 2025	Added fine language regarding burn pile rules	Section 32.1 & 32.3	Kris Maxymof	Updated sections to state new fine amount for burn pile rules
August 4, 2025	Changed heading from Rules and Regulations to Modifications to Rules and Regulations	Section 4	Freda Strzelec	Title needed to be updated to reflect the section content
August 4, 2025	Added rule that Lot Owners must remove or reimburse CCWC for structures removed from CCWC property upon request	Section 9	Freda Strzelec	Added wording that Lot Owners must remove or reimburse CCWC for removal of structures on CCWC property upon request
August 4, 2025	Clarified sentence "A Daily Guest Permit **does not give anyone permission** to place an ORV that has not been registered with CCWC on CCWC property"	Section 22.2	Freda Strzelec	Sentences needed to be written clearly and to the point
July 9, 2025	Pro-rated refund of previous Lot Owner's Annual Permit fee allowed upon request and CCWC's receipt of the new Lot		Freda Strzelec	Board authorized Pro-rated Annual Permit refunds to old lot owners allowed once new lot owners pay first year fees

Date	Change	Document Section	Change made by	Change Reason
	Owner's prorated Annual Permit fee .			
June 24, 2025	Added Motorized watercraft are not permitted to tie up to any channel markers, as this can cause damage. This includes the markers in the ski areas. Violators may be subject to a fine.	Section 24.17	Kris Maxymof	Rule added - Channel markers must not be used as buoys
June 5, 2025	Added violations, fines, and non-payment process that was approved by the Board in 2025	Violations, Fines, and Non-Payment Process	Kris Maxymof	The Board approved to send outstanding debt to a debt collection company. This will enable CCWC to recoup outstanding debt and to hold lot owners accountable when they violate a rule
June 5, 2025	Added fine amount for unregistered ORV's	Section 22	Kris Maxymof	Added section to state new fine amount for unregistered ORV
June 5, 2025	Added section 21.2 If an accident occurs, seek emergency care immediately. Added to section 21.3 "or broken-down vehicles" Added section 21.4 Wrecked or deserted vehicles found on CCWC property will be towed at the owner's expense unless the Lake Patrolman or General Manager are notified prior or a note is left on them with the owner's contact information. The vehicle(s) must be removed as soon as possible.	Section 21	Freda Strzelec	After a few accidents on CCWC property, needed to ensure lot owners understand the steps that should be taken

Date	Change	Document Section	Change made by	Change Reason
June 5, 2025	Added fine amount for unregistered watercraft and jet skis	Section 23.5	Freda Strzelec	Added section to state new fine amount for unregistered watercraft and jet skis
June 5, 2025	Added - A Daily Guest Permit **does not give anyone permission** to place a motorized watercraft that has not been registered for CCL use on CCL.	Section 23.6	Freda Strzelec	Needed clarifying statement
June 5, 2025	Pulling skiers, tubers, wakeboarders, and/or unoccupied tubes in the boat lane may result in a fine of $250.	Section 24.3	Freda Strzelec	Added section to state new fine amount