



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

BOARD OF DIRECTORS

EXECUTIVE COMMITTEE

President
Vice President
Treasurer
Secretary

Phillip Garrett
Rochelle Smith
Nancy Hughes
Freda Strzelec

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TERM OF OFFICE EXPIRES APRIL 2025

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College Stations
College Station
Camp Creek
College Station
College Station

TERM OF OFFICE EXPIRES APRIL 2026

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Dan Westerheim

Bryan
Camp Creek
College Stations
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College Station

TERM OF OFFICE EXPIRES APRIL 2027

Rochelle Smith
Mike Noack
Freda Strzelec
Sheri Walters
Barry Veazy

Camp Creek
Camp Creek
Camp Creek
College Station
College Station

FEEES

Annual Permit Fee Per Lot (Mandatory): \$1,075.00

Late fee (after 30 days): \$ 50.00

** Once permit fee is late for **ANY** lot owned, CCWC privileges will be revoked until 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 \$1075.00 per year, due February 1st.

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 New 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 **FIRST** Annual Permit Fee will be prorated according to the following schedule, with the date of purchase of your Lot being the determining date.

If purchased during the period of:

February 1 to April 30 - 100%

May 1 to July 31 - 75%

August 1 to October 31 – 50%

November 1 to January 31 – 25%

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

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RULES AND REGULATIONS FOR CCWC PROPERTY AND FACILITIES

1 Annual CCWC Permit Fees (Mandatory)

- 1.1 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.
- 1.2 Annual Permit Fees are not transferable.
- 1.3 Permit covers Lot Owner and spouse and immediate family which includes, Lot Owner's parents, children and spouses, and grandchildren
- 1.4 Other relatives assume the same status as any other guest and shall be subject to the Rules and Regulations applying to guests.
- 1.5 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)
- 1.6 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).

2 Fiscal Year

- 2.1 The fiscal year is January 1st through December 31st

3 Rules and Regulations

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

4 Nuisance and Guest Behavior

- 4.1 Any Lot Owner creating or maintaining a nuisance will be guilty of violating these rules.
- 4.2 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.
- 4.3 Disciplinary action will be taken against violators of these rules by the Board of Directors.

5 Solicitations for Sales

- 5.1 In accordance with the original deed Restriction Number Four (4) placed in deeds to lots at Camp Creek, solicitation for Garage, Auctions, Estate Sales or similar type sales are prohibited.

6 Speed limit

- 6.1 A speed limit of 30 MPH or as posted must be observed.
- 6.2 Speeds in excess of 30 MPH or as posted will be in violation of Rules and Regulations and will be handled as such.
- 6.3 An actual clocking of a violation will not be necessary.
- 6.4 Visual observance of a speed in excess of 30 MPH or reckless driving can easily be determined.
- 6.5 Operators of a licensed vehicle must have a current and valid driver's license when driving on CCWC property.
- 6.6 **Slow down** for everyone's safety.

7 Entities as Lot Owners

- 7.1 If a Lot is owned by an "entity" as that term is defined in Section
- 7.2 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 to the Secretary-Treasurer of CCWC, in writing, the name of a specific natural person ("Designated Representative") who will be considered the "Lot Owner" for all purposes herein.
- 7.3 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.

8 Improvements and Alterations on CCWC Property

- 8.1 Lot Owners desiring to make **ANY** improvements on or alterations of CCWC property for any purpose, must first submit a Building Permit application for authorization to use CCWC property, in duplicate, with attached lot survey, accurate site plan and photos of the site, to the Office Manager
- 8.2 Allow at least 30 days for inspection and review, **PRIOR** to planned start of construction.
- 8.3 Improvements and alterations that are started prior to the issuance of the permit approval will be delayed until authorization is granted.
- 8.4 Applications may be secured from the General Manager or online at the Camp Creek web site (www.campcreeklake.us).
- 8.5 Permits will be considered only for those Lot Owners that have paid their current Annual Permit Fees.
- 8.6 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.

- 8.7 When a lot is transferred, the previous owner passes this obligation to the new owner.
- 8.8 The Lot Owner also agrees to remove or pay the cost of removing any improvements granted when ordered by the CCWC Board of Directors.
- 8.9 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.
- 8.10 The Board of Directors for CCWC reserves the right to revoke these permits at any time.
- 8.11 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.
- 8.12 Lot numbers, a minimum of 3” and readable from the lake, are required on **all** boat houses/piers.
- 8.13 Improvements, including septic systems, buildings, fences, propane tanks, or private boat ramps, are not allowed on CCWC property.

9 Electrical Safety for Boat Houses

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

10 Septic Systems

- 10.1 All on-site sewage facilities shall meet the requirements of the Texas Commission on Environmental Quality (TCEQ).
- 10.2 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.
- 10.3 Septic systems shall be wholly contained on the Lot Owner’s lot.
- 10.4 Placement of any part of the septic system on CCWC property is prohibited.

11 Pumping Lake Water

- 11.1 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.

12 Aquatic Vegetation Treatment

- 12.1 Lot Owners desiring to treat the vegetation in front of their lots chemically 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.

13 Felony and Theft

- 13.1 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.

14 Dogs and other Pets

- 14.1 Lot Owners will be held responsible for their (and their guest's) pets.
- 14.2 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.
- 14.3 Dogs shall not be allowed to roam on CCWC property.
- 14.4 Dogs are not allowed at the recreation area without being controlled by a leash.
- 14.5 Owners must pick up after their dogs at the recreation area.
- 14.6 Dog owner must have proof of current valid rabies vaccination, and the dog should have a tag with owner's phone number and/or address on tag.
- 14.7 Animals and pets are not allowed inside the Ray Brodin building when food is present.
- 14.8 No pets or wildlife of any kind may be introduced onto CCWC property/lake without prior approval from the CCWC Board of Directors.

15 Firearms

- 15.1 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
- 15.2 In accordance with the original deed Restriction Number Five (5) placed in deeds to lots at Camp Creek, no person shall use or discharge any firearm using a shot shell larger than a standard No. 4 shot on CCL.
- 15.3 This regulation also applies to all lots at Camp Creek as evidenced by Restriction No. 5 contained in all original deeds.

16 Patrolmen

- 16.1 The Lake Patrolman is under the direction of the Board of Directors and is charged with reporting violations of these rules.
- 16.2 All permit holders and guests shall always cooperate with the Patrolman.

17 Policing

- 17.1 The CCWC is not responsible for the policing of your lot.
- 17.2 Policing your lot is the responsibility of the Sheriff's Department of Robertson County, Texas.
- 17.3 The Lake Patrolman will patrol CCWC property and will assist you and the Sheriff's Department in every way possible.

18 Violations

- 18.1 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 property of CCWC.
 - c. Filing of trespassing charges.
 - d. Penalties against guests will be levied against responsible Lot Owner.

Reporting Violations

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

19 Complaints

- 19.1 Any complaints concerning the Lake Patrolman, Lot Owners, or with the operation of the CCWC should be submitted in writing to the General Manager for referral to the Board of Directors.
- 19.2 The General Manager is charged with the daily operation of CCWC under the direction of the Board of Directors.

20 Vegetation

- 20.1 No water vegetation of any kind may be introduced into CCL except as done by the lake Fishing/Vegetation Committee.
- 20.2 Care should be taken with plant life on land so that drainage will not accidentally introduce plants into the lake.
- 20.3 Violators of this rule may be charged with the expense of removal of said plants.

21 Paint Ball Guns

- 21.1 No discharge of paint ball guns allowed on CCWC property for any reason.

22 Driving and Accident Reports

- 22.1 Operators of a licensed vehicle must have a current and valid driver's license when driving on CCWC property.
- 22.2 All Lot Owners/guests must report any accidents on CCWC property to the General Manager and Lake Patrolman as soon as possible after the occurrence of the accident.

23 Off Road Vehicle (ORV) Registration and Operation

- 23.1 Only Lot Owners in good standing may register ORVs for CCWC property use.
- 23.2 A Daily Guest Permit does not allow that person to place an ORV on CCWC property.
- 23.3 Proof of ownership of an ORV is required. A title or a notarized bill of sale is required for proof of ownership.
- 23.4 Prior to placing an ORV on CCWC property, it must be registered with the CCWC. The General Manager can assist Lot Owners in the registration process.
- 23.5 The identification sticker furnished to the owner at the time of registration must be attached to an ORV.
- 23.6 ORVs must have lot numbers a minimum of 3" and clearly legible, affixed to both sides of ORV before it is allowed to operate on CCWC property.
- 23.7 Working lights are required on all ORVs when riding at night.
- 23.8 No Lot Owner shall allow a guest or anyone else without an Annual Permit to place an ORV on CCWC property.
- 23.9 **No other** ORVs are allowed on CCWC property.

Trial ORV

- 23.10 Prior to testing, Lot Owners wishing to try out a new ORV must contact the Lake Patrolman to arrange a meeting to allow him to check the ORV. The Lake Patrolman's decision in granting a trial will be final.

Maximum Number of ORV's

- 23.11 To control the safety on CCWC property, each Lot Owner is restricted to a maximum of four (4) ORVs registered to his/her lot.
- 23.12 This total may be comprised of those owned by the permitted Lot Owner, and/or by the permitted non-lot owner.
- 23.13 No replacement registration stickers will be issued until such time as the number of ORVs conforms to this section of the Rules and Regulations.
- 23.14 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 pressure level (db).

ORV Safety

- 23.15 Operators of ORV's less than 13 years of age must be always accompanied by an adult while operating ORVs on CCWC property.
- 23.16 Operators of ORVs are encouraged to wear approved personal protective equipment and illuminate headlights at all times while riding.
- 23.17 Observed unsafe operation of an ORV on CCWC property will be grounds for suspension of the registration permit for offending ORV.
- 23.18 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.

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

- 24.1 Only Lot Owners in good standing may register motorized watercraft for CCL use.
- 24.2 A Daily Guest Permit does not allow a person to place a motorized watercraft on CCL.
- 24.3 Proof of ownership is required. A title issued by Texas Parks and Wildlife or a notarized bill of sale are acceptable forms of proof of ownership.
- 24.4 **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 and issue a registration sticker.
- 24.5 The Patrolman must affix the registration sticker
- 24.6 and must be attached to the transom of boat and be located above the water line. Registration sticker for a Jet-Ski should be located in a visible location. The lot owner will be responsible for upkeep.
- 24.7 Motorized watercraft without a proper registration sticker and lot numbers at least three (3) inches permanently affixed to both sides above the water line will not be allowed to operate on CCL. **A violation of the above rules will result in a \$100 fine.**

Legal motorized Watercraft

- 24.8 Each motorized watercraft placed on CCL must be owned by an Annual Permit holder.
- 24.9 No Lot Owner shall allow a guest to place a boat on CCL. Only the Lot Owner(s) and immediate family members may place a boat on CCL that is properly registered and stickered with the CCWC Office.
- 24.10 **No** other motorized watercraft are allowed.
- 24.11 As of January 1st, 2018, no new registrations will be issued to motorized watercraft greater than 26' in length. Additionally, no multi-engine watercraft, nor engines that exceed 300 horsepower will be registered.

Trial Motorized Watercraft

- 24.12 Prior to testing, Lot owners wishing to try out a new motorized watercraft must contact the

Lake Patrolman to arrange a meeting to allow him to check the watercraft. The Lake Patrolman's decision to grant a trial will be final.

Maximum Number of Motorized Watercraft

24.13 In the interest of safety and to control the congestion on the lake, each Lot Owner is restricted to a maximum of two motorized boats, and two Jet-Skis that may be registered to his/her lot.

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

24.15 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.

24.16 An unlimited amount of non-motorized watercraft is allowed. Each one should have lot numbers at least three (3) inches high affixed to both sides.

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

Any individual or passenger in a motorized watercraft operating on CCL does so at his/her own risk. CCWC assumes no responsibility for accidents and/or injuries resulting from the operation of a motorized watercraft on CCL.

Passenger Capacity

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

Illegal Watercraft

24.18 No watercraft shall be permitted on CCL that are equipped with a toilet or living accommodations.

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

Lights

24.20 All watercraft operating at night on CCL are required to show a light visible for at least 500 feet in **ALL** directions.

Motor Exhaust

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

Skiing and Tubing Area

24.22 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 at your own risk**. All tubers and skiers must wear a Coast Guard approved life jacket. A **Mandatory** \$250 fine will be assessed if anyone is observed water skiing or riding a tube without wearing a Coast Guard approved life jacket.

24.23 There are submerged underwater hazards, even in designated areas. Special care should be taken during periods when the lake level is below the service spillway elevation.

Ski Pattern

24.24 Skiers and motorized watercraft operators shall follow in a counter- clockwise pattern, including takeoff, with slower boats using the inside of the pattern.

24.25 The above rule applies to all motorized watercraft operating in an area where skiing is taking place, whether they are pulling skiers or not.

Ski Safety

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

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

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

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

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

24.31 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.

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

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

Take Off Area

24.34 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

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

Skier Pickup and Rules

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

24.37 Any motorized watercraft, before entering the TAKE OFF AREA, shall retrieve the ski rope.

Motorized Watercraft Wake

24.38 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.

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

25 Fishing

25.1 No person shall be allowed to fish on the premises of the CCWC who has not first obtained one of the following covering the period in which the fishing occurs:

25.2 Lot Owners are allowed a total of four (4) guests per day, per lot to use CCWC property as long as the Lot Owner is with his/her guests.

25.3 A Daily Guest Permit.

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

25.5 No person is allowed to introduce fish (other than bait used for fishing) into CCL. Fish may be introduced by the Fishing/Vegetation Committee.

25.6 No watercraft shall tie off to any channel marker.

Use of Gill or Hoop Nets

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

Use of Trot, Throw, and/or Jug Lines

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

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

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

25.11 Trot and jug lines shall not be left in the lake for over 15 days without being used and may be removed by the Lake Patrolman if not used within the 15-day limit.

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

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

Fishing: Catch and Release

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

26 Hunting, Shooting, and Trapping

- 26.1 Where allowed by Camp Creek Board of Directors, **ALL** hunting on CC is done using current Texas Parks and Wildlife regulations in effect at the time of the hunt.
- 26.2 No taking of deer by **any** means from CCWC property except for activities of the Wildlife Committee
- 26.3 Lot Owners found in violation of this regulation will have lake privileges removed and shall be fined \$1000.00 by the Board of Directors. Lake Privileges will remain suspended until the fine is paid.

Duck Blinds

- 26.4 No person shall build or place a stationary or permanently anchored duck blind on CCL without first receiving a building permit to do so.
- 26.5 All such blinds shall become the property of the CCWC and shall be usable by any hunter on a first come, first served basis.
- 26.6 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

- 26.7 Lot Owners are allowed to take Nutria as they can from the confines of their lot shoreline immediately adjacent to their lot.
- 26.8 Lot Owners may not take Nutria from a boat, as such an action might endanger the lot owners on CCL.
- 26.9 Any heavy concentrations of Nutria should be reported to the Lake Patrolman.

27 Kite Tube or Water Jet Packs Watercraft

- 27.1 **NO** kite tube, water jet pack or similar devices allowed on CCL.

28 Guest Provisions

- 28.1 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.
- 28.2 A Daily Guest Permit does not allow guests to place a watercraft or ORV on CCWC property.
- 28.3 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

- 28.4 Daily Guest Permits may be obtained by a Lot Owner in good standing by purchasing a book of 10 permits (Maximum of two books per year) from the CCWC office for \$40.00 during business hours. The office is located at 11069 Riley Green Rd. Franklin, TX.

77586.

28.5 It takes one completely-filled-out Daily Guest Permit per person, per day for people twelve (12) years old and older.

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

Guest Requirements

28.7 All Lot Owners in good standing are allowed to have guests who are permitted to fish, hunt, boat ride, ride ORV's, swim, water ski, or tube ride, subject to the following terms and conditions:

28.8 **Each** guest must, when upon the property of the CCWC for any purpose requiring a permit, **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.

28.9 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.

28.10 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.

28.11 All guests who swim at any place in 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

28.12 All children under twelve (12) years of age are hereby exempted from paying for Daily Guest Permits.

Controls on Daily Guest Permits

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

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

28.15 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

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

Responsibility for guests

28.17 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.

29 Rental Property

29.1 Persons renting a home/cabin on Camp Creek Lake are prohibited from using CCWC property for any reason other than access to and from the rented dwelling. A renter will not be allowed to: Swim, fish, operate any type of powered or non-powered watercraft, or operate an ORV on any of CCWC's trails or roads.

30 Dam and Recreation Area – Eligible Users

30.1 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.

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

30.3 Swimming Restrictions

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

30.5 All swimmers shall KEEP OFF any floating buoys placed in the area to protect swimmers from skiers.

30.6 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

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

Alcoholic Beverages

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

Parking of Cars and Trailers at Warren McKenzie Pavilion

30.9 The Pavilion may be reserved by Lot Owners by contacting the Office.

30.10 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.

30.11 There is a gravel parking area at the north end of the dam for extra parking.

Vehicles on Dam

30.12 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.

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

Curfew

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

Trash Disposal

30.15 The users are required to take their trash from the area for proper disposal elsewhere.

31 Original Deed Restrictions

31.1 A copy of Restrictions that were placed in all original deeds Restrictions to lots at Camp Creek Water Company, signed upon purchase of original lots

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, devisees, 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 trespass, 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 of 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.



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
(SEAL)

CAMP CREEK WATER COMPANY
By Coulter Hoppess
Coulter Hoppess, President

THE STATE OF TEXAS }
COUNTY OF BRAZOS }

32 CCWC Lot Map

If you would like a poster size (24" x 36") of this map, email me at mrkite@suddenlink.net. They are \$25 shipped.

