

Rules and Regulations



Rules and Regulations



2006 Edition

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1A RESOLUTION ADOPTING RULES AND REGULATIONS AS A DEDICATORY INSTRUMENT OF THE FORT CLARK SPRINGS ASSOCIATION, INC. TO PROVIDE FOR THE PROTECTION, PRESERVATION, AND OPERATION OF THE PROPERTY.

THESE RULES GOVERN THE TEXAS NON-PROFIT MEMBERSHIP CORPORATION, FORT CLARK SPRINGS ASSOCIATION, INC. (HEREINAFTER REFERRED TO AS ASSOCIATION OR FCSA).

SECTION I
DEFINITIONS

- A. Member: Owner of a membership.
- B. Member in good standing: A member whose assessments are not more than 30 days past due and other bills to the Association are current and/or whose privileges have not been removed by the Board of Directors for violation of the rules and regulations of the Association.
- C. Immediate family: Immediate family consists of member's spouse and family members residing with the member who are claimed as dependents by the member for Federal Income Tax reporting purposes.

D. Guest: Any person authorized to be on FCSA grounds that is not a member of FCSA (other than the immediate family of a member). Guests are categorized as follows:

1. Member's guest – A person to whom a member extends the hospitality of his/her home or who stays at the motel or RV park while visiting a member or who visits a member for the day.

2. Day guest - A person who is granted entry to the grounds for the sole purpose of visiting our commercial or historical facilities for the day, a prospective purchaser of a membership who visits the facilities under assigned supervision, or for patronage of an Association or organization sponsored event. Access is limited to the Visitor Center, restaurant and lounge, museum and historic district, site of sponsored event, golf course club house, and 18-hole golf course for play only.

3. Overnight guest - A person registered at the motel, RV Park, or Wilderness Camping Area.

4. Association guest – A person to whom the Association permits use of one or more facilities for a fee (e.g. Elderhostel, reunion groups, or special tour groups).

5. Commercial Guest or Contractor – Any business or person who is granted entry to the grounds for the sole purpose of performing member or Association contracted work, repairs, or delivery of goods.

MEMBER/RENTER MUST ADVISE THE SECURITY GATE THAT THEY ARE EXPECTING A CONTRACTOR.

6. Renter – A person who rents a dwelling from a member. (see Section IV, B. 3, for more detailed explanation).

7. Employee - A person who is employed by the Association or Municipal Utility District or the Clubhouse, who is granted entry to the grounds as a condition of their employment.

E. Guest Card: A card provided to a member's guest, by Member Services, at the request of a member. Cards are not valid for periods in excess of seven (7) days.

F. Member Only Facilities: Facilities restricted to use by the members only, except as authorized by conditions set forth in these rules and regulations. These facilities include, but are not limited to, the Swim Park; Par-3 golf course; Adult and Activity Centers; tennis courts; picnic groves; stables (under rules established by the Fort Clark Springs Horse Club); Schroeder Range (under rules established by the Fort Clark Springs Gun Club); Art Studio (under rules established by the Fort Clark Art Club); nature trails; and air field.

SECTION II
REGISTRATION OF MEMBERS, MEMBERS' IMMEDIATE FAMILY AND GUESTS

A. Members are automatically registered.

B. Members must register their immediate family with Member's Services office. Member must show proof that the immediate family member is claimed as a dependent for federal income tax reporting purposes.

1. This registration will remain in effect until the registered person leaves the member's household for whatever reason, except periodic membership-wide registration may be required.

a. It will be the member's responsibility to keep the above registration current.

b. The above registration will become delinquent whenever the member is delinquent.

2. Only the member has the privilege of registering immediate family members and authorizing guests.

C. All guests must be authorized entry to FCSA property and register with the Security Gate. When unaccompanied use of FCSA facilities by guests is required or desired by the member, guests must have a guest card.

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D. Members may authorize guests and contractors entry to FCSA property by notifying Security, giving name, date and estimated time of arrival. If Security is unable to contact the member when unexpected guests or contractors arrive, they will be refused entry to FCSA property.

E. A member in good standing may not sign in as their guest any delinquent member or that delinquent member's immediate family.

SECTION III
MEMBER RESPONSIBILITIES

A. Only members in good standing are authorized the use of member only facilities.

B. The member is responsible for the conduct of his/her immediate family, guests, or renters (if applicable) and their compliance with these Rules and Regulations. Bad conduct of a member or his/her immediate family, guests, or renters may result in the loss of some or all privileges at the discretion of the Board of Directors. A member who is the parent, legal guardian or person with legal responsibility for the safety and welfare of a child under 18 years of age and the child is found in repeated violation of these Rules and Regulations, has failed to supervise the minor and may have the privileges of membership suspended.

C. The owner of a membership will be issued a membership card by Member Services, which must be presented, upon request, as proof of membership, prior to use of any FCSA facilities. Membership cards are not transferable. Cards being used by someone other than the member or his/her immediate family will be picked up and the persons using them will be denied access to Fort Clark Springs or will be removed from FCSA grounds.

D. Only one (1) person and his/her immediate family are entitled to membership privileges per membership certificate. In case of multiple ownership, partnership, estate, trust, or corporate ownership of a single membership, the person who will be accorded these privileges must be registered with the Association. This person will accrue all the privileges of a member including the right to register guests.

E. Owners of real property may rent their property only if they are members in good standing and remain so the entire time their property is rented.

F. Personal conduct: no member or group of members or guests shall be allowed to issue orders or reprimand any employee. No abuse, including profanity or threats will be tolerated. No excuse will be accepted for violation of this rule. Any violation of this rule should be reported directly to the executive management for possible board action.

SECTION IV
GUEST PRIVILEGES

A. A member's guest must register with Security and may be permitted use of FCSA facilities under the following conditions:

1. The member or a person from the member's immediate family must accompany guests when using FCSA facilities reserved for members only when the party exceeds five (5) persons.

2. When unaccompanied use of member only facilities is desired for an individual guest or groups of five (5) guests or less, the member must request the issuance by Member Services of a guest card.

3. A current schedule of fees and charges for guest use of member only facilities is maintained at Member Services and payment is the responsibility of the member.

4. Guests are not permitted to have guests!

B. Renters:

1. Short-term renters – Those who rent a dwelling from a member in good standing for a period of not more than thirty (30) days. In order to be granted access to Fort Clark Springs, Security must be notified of arrival in advance by the landlord or realtor, and will issue a pass good for the length of the stay.

2. Long-term renters - Those who rent a dwelling from a member in good standing for a period of more than thirty (30) days. Long-term renters are granted access to Fort Clark Springs but are not entitled to use of member only facilities.

Landlord or realtor must register renters with the office and have approved, in advance. The lease must be presented and renewed every 6-months.

3. Renter(s) defined – Person(s) not members of the immediate family of a member who occupy a dwelling of a member within the boundaries of the Association for more than (4) consecutive days, except where escorted by a member of the member's immediate family, whether or not monetary or other consideration is paid to the member, directly or indirectly.

C. Commercial: Commercial guests and their employees are accorded entrance to FCSA property only to proceed to their place of work and/or place of delivery of goods.

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1. Contractors and their employees must be registered. Contractors will be responsible for their employees' conduct. Contractors and their employees will not be allowed the use of FCSA member only facilities unless they are members.

2. The storage of materials or equipment on Association right-of-way and failure to clean up and dispose of materials in properly designated places by the contractor, subcontractor or employees of same shall be grounds for disciplinary action by the Association.

D. Employees: All FCSA employees who are not members and the accompanied immediate family members may use the Par 3 golf course, Swim Park and Kickapoo Park, subject to fees or charges.

E. Day guests: May not use member only facilities. Day guests may be granted access to attend Association or organization sponsored recurring (e.g. Community Council, Bingo) or special events (e.g. Old Quarry Society productions) as authorized by the Board of Directors.

F. Overnight Guests – Overnight guests are not permitted use of member only facilities except the Swim Park and the Par 3 golf course.

G. Association Guests – Guests of the Association are permitted use of member only facilities on a case by case basis to be determined by the Executive Management.

SECTION V
REGISTRATION AND IDENTIFICATION OF
VEHICLES AND TRAFFIC RULES

(Authority: Texas Transportation Code, Section 542.005, Rules on private property.)

A. A motor vehicle of any type operated on FCSA grounds by a member, the member's immediate family, a renter, an employee or commercial guest who makes regular deliveries to the Fort will have a decal or pass attached. These decals or passes will be issued by Security employees and placed on the windshield. Members, renters and employees must present proof of vehicle ownership (title or registration), proof of liability insurance coverage and photo ID (driver's license) at time of registration. Landlord/realtor must accompany renter or renter must show a signed lease agreement.

1. A member will be issued a colored, numbered decal, changed periodically at the discretion of the Executive Management. A member who is not in good standing will not be issued a decal. They will be required to stop at the Security Gate and be issued a pass good for that day only.

A member who has a decal on their vehicle and their status becomes "not in good standing", will be stopped at the Security Gate and the decal removed. Thereafter, they will be required to stop at the Security Gate and be issued a pass good for that day only. At such time as the member becomes "in good standing", a decal will be issued. Refusing to stop at the gate (running the gate) constitutes criminal trespass. Violators may be prosecuted in accordance with Texas Penal Code, Section 30.05.

2. Long-term renter decals will be reissued every six-(6) months, with proof of lease continuance.

3. An employee will be issued an appropriate decal that must be turned in prior to receiving final check.

B. All vehicles entering FCSA grounds, that do not have a current decal, will be stopped. There are no exceptions. If they declare they are a member or immediate family, they must present some type of identification to prove so. All vehicles entering without a decal must have a window pass issued and attached to the windshield. **Exception:** Certain government vehicles may not be required to comply.

1. A member's guest will be issued a temporary pass with an expiration date based on their anticipated length of stay, as furnished by the member. In no case will the expiration date be more than seven (7) days from date of issue. Visits of over seven (7) days will require a new pass to be issued each week.

2. Day guests will be issued a temporary pass for the day which must be prominently displayed in the front windshield.

3. Members using a substitute or temporary vehicle will be issued a temporary pass with an expiration date based on anticipated usage of the vehicle, not to exceed 7-days.

C. Operation of Motor Vehicles: All persons who operate a motor vehicle of any description, licensed or unlicensed, upon FCSA property shall have a valid driver's license issued by the State of Texas, or by any other state or country where the State of Texas would honor same, except as to the following:

1. Golf cart operators and ATV operators on Fort Clark Springs club grounds must have a current driver's license or be accompanied by a licensed driver with immediate access to the controls.

2. Definition: ATV's are defined as all terrain vehicles, (such as Gators and Mules), and includes 3-wheelers and 4-wheelers. Basic rules for ATV usage are as follows:

- a. must remain on paved roads.
- b. unpaved roads may be entered only in the

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approved area (map attached).

- c. must remain at least 20-feet away from the creek.
- d. all vehicles carrying ATV's must stop at Security Gate for registration, (including members).
- e. any non-member is required to pay a \$5.00 fee.

3. All vehicles, including golf carts and ATV's, driven at night, must have lights. Bicycles must have proper reflectors.

D. Violation of traffic laws - Any person found violating traffic laws will be handled by the Kinney County Sheriff's Department, in accordance with State laws.

E. The speed limit on FCSA property is 25 mph unless otherwise posted.

SECTION VI
DESTRUCTION OR THEFT OF PROPERTY

Any member or member's guest, found to have destroyed or vandalized property belonging to FCSA will be charged for replacement of same and restricted from use of any and all FCSA facilities for a period to be determined by the Board of Directors. If any person under the age of 18 is found to have vandalized or destroyed property, their parents or the member, in the event the violator is a guest, will pay for the damages. Charges may be filed against the individual. Any non-member may be restricted from entering FCSA grounds. Theft of property will result in charges being filed against the individual. Reimbursement of fees for vandalism or destruction of property, if not paid within thirty (30) days, will be made as an assessment against the membership, and if still not paid, foreclosure procedures may be initiated.

SECTION VII
GREEN AREA USAGE

Green area usage is only allowed in accordance with policy resolution 95-15 – Standards for Usage of Greenbelt Areas.

SECTION VIII
ADULT CENTER COMPLEX

- A. Usage is restricted to adult members and member's adult guests. Adult is defined as someone over 18-years of age.
- B. Member's guest must be accompanied by the member or have a current guest card in their possession and pay the guest fee.

C. Usage is restricted to those members and guests over 18 years of age with the following exceptions: children between 13 and 18 years of age are permitted in the spa area and ceramics shop if accompanied by an adult member.

D. Alcoholic beverages are permitted on the premises only with special permission of the Executive Management.

E. All members and guests must register at the front desk before using any of the facilities; guest must present guest card if not accompanied by a member.

F. Smoking is permitted in the designated areas only.

G. Dress code requires shirt and shoes. Swimsuits are permitted only in spa area for workout, jacuzzi or sauna.

H. No food or drink is permitted in the spa area.

I. No excessively loud music is permitted anywhere on the premises. Excessive to be determined by the employee on duty.

SECTION IX
ACTIVITY CENTER

A. Usage is restricted to those 17 years of age and younger. Adult usage of the building is limited to joint usage with their children, grandchildren and/or youth/guest. Parents are encouraged to participate at the Activity Center with their children. Usage exceptions are allowed at the discretion of the Executive Management.

B. A member (parent or guardian) must sign guests in at the Activity Center. Members are responsible for their guests' actions.

C. Children under six must be accompanied by a parent/guardian.

D. House rules must be obeyed or violators will be asked to leave the Activity Center and parents called. In the event of constant violation of rules, activity center employees reserve the right to ban a child from the activity center for an appropriate amount of time.

The House Rules are listed below:

- 1. Members must sign children 12 and under in upon entry.
- 2. All guests must be registered and verified
- 3. No tobacco use is allowed
- 4. No sitting on pool or ping pong tables
- 5. No running or rowdy behavior
- 6. No profanity
- 7. No excessively loud music

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- 8.No abuse of games or equipment
- 9.No abusive behavior

The member is responsible for any damages caused by their children or guests.

E. The following rules apply to the Activity Center premises:

- 1. No alcoholic beverages may be possessed or consumed.
- 2. No illegal substances are allowed.
- 3. No weapons, concealed or otherwise, are allowed.

SECTION X
CAMPERS WORLD RV PARK

A. RV – a self-contained vehicle designed as temporary living quarters for recreational camping, travel or seasonal use. Tents are not included.

B. Campground Registration

1. All campers must register with attendant on duty or resident manager (unless after hours as explained in No. 2 below) before occupying a space and/or connecting utilities. RV spaces will be assigned after registration is completed.

2. Campers arriving after hours will be instructed by Security to register the next morning at the RV Park office.

3. Those campers arriving after hours and wishing to leave prior to morning hours must register and pay at Security.

C. All wastewater and sewage must be discharged at the sewer connection of the assigned space. No drainage onto the ground or pavement is permitted.

D. Fires are restricted to BBQ grills and the campfire circle. Fires at any other place are prohibited.

E. ATVs, motor bikes, or motorcycles are not to be ridden in the RV Park, except when going to and from your RV site. The area is posted to discourage excess vehicular traffic. Speed limit in the RV Park is 10 mph.

F. Trash containers are provided. All campers are responsible for keeping their assigned space free of litter and for thoroughly policing the area before departing.

G. Respect the rights and comfort of other campers. Maintain reasonable quiet between the hours of 10 p.m. and 7 a.m.

H. Pets

1. Pet sanitation is the responsibility of the pet owner. Owners are expected to clean up after their pet. Owners of pets will not be allowed to create a nuisance in the RV Park.

2. When outside, pets will be penned or leashed. Leashes will be no longer than ten (10) feet and will be secured to restrict the dogs to the assigned space.

3. Failure to control or to clean up after the pet(s), upon due notice and request by the attendant and/or Security, will be considered sufficient reason to ask a camper to leave the RV Park.

I. Reservations

1. Reservations will be taken for not more than one (1) year in advance.

2. Reservations for specific sites may be made by any member, by paying at least one month member rate in advance at the time of reservation. No refunds for cancellation will be given unless cancellation is made at least 60-days before reserved occupancy begins.

3. An increase in any fees or charges at the Camper's World facility will apply to all campers on the effective date of the increase, whether or not the camper has paid in advance.

J. RV spaces shall be continually maintained so as to, at all times, be complimentary to and compatible with the surrounding environment, and shall be used so as not to be annoying or unsightly or a nuisance or constitute a violation of the Association's restrictions or disturb the peace and comfort of others. No refuse or junk of any kind shall be kept on said space. No storage piles shall be permitted.

K. Non-members will be accepted at the RV Park, space permitting. Stay will be limited to no more than one (1) consecutive 30-day stay in the park within a six-month period.

L. Any exceptions must be approved by the Executive Management.

SECTION XI
WILDERNESS CAMPING AREA

A. Individual overnight camping in tents or popup trailers is permitted only in the Wilderness Camping Area.

B. All overnight campers in the Wilderness Camping Area must register with the RV Park attendant and obtain a camping pass.

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C. Campers will be charged a registration fee per night for each tent or popup trailer occupied.

D. Group campers must be sponsored, registered and accompanied by a member, with the exception of scout troops and approval would then be given from Executive Management.

E. Ground fires (campfires) are prohibited.

F. Any exceptions must be approved by the Executive Management.

4. Engage in pushing or horseplay
5. Throw any objects other than beach balls or Frisbees
6. Leave any child younger than 12 without an adult being present
7. Allow children in diapers in pool
8. Swim in spring, creek or diversion canal (spillway).
9. Litter or throw trash of any kind on ground
10. Use profanity or loud music
11. Have beverages within 10-feet of pool edge or in pool
12. Have illegal substances
13. Have bicycles, skateboards or rollerblades in the pool area.

SECTION XII

SWIM PARK, KICKAPOO PARK, RENDEZVOUS PARK, RED BRIDGE PARK AND SPECIAL AREAS

A. Cooking of any type is prohibited in the Swim Park area within the following boundaries: beginning at the Swim Park gate (top of the hill), to the right of Swim Park lane and continuing to the Municipal Utility District Office (MUD). At this point the boundary becomes the edge of the spring area around to the diversion channel (spillway), along the diversion channel to the Las Moras Creek, down the creek to a point opposite the gate on Swim Park Lane, then to the place of beginning. The only exception is the pits in the BBQ pavilion may be used.

E. Kickapoo Park – Members and guests may use the BBQ grills and picnic tables on a first come, first served basis. No outside grills may be brought into this area.

On holidays however, pits/grills may be brought in.

C. Picnic tables in all of the above areas will be placed by Maintenance and will not be moved by individual members or groups.

D. Dogs are prohibited in the Swim Park Area within the following boundaries: beginning at the Swim Park gate (top of the hill), to the right of Swim Park lane, and continuing to the MUD office.

E. At this point, the boundary becomes the edge of the spring area around to the diversion channel (spillway), along the diversion channel to the Las Moras Creek, down the creek to a point opposite the gate on Swim Park lane, then to the place of beginning.

F. SWIM PARK RULES:

DO NOT

1. Run in pool area
2. Use any type of glassware
3. Swim in cut-offs or long pants

BIKES MUST BE PARKED IN BIKE PARKING AREA.

G. In the event of violation of rules, employees reserve the right to restrict an individual from the pool for an appropriate amount of time.

H. The BBQ Pavilion and permanent type picnic tables may be rented through Member Services.

I. Rendezvous Park (the BBQ area next to Highway 90 and the entrance gate) may be rented through Member Services. Reservation entitles the renter to exclusive use of the cooking area and picnic tables.

J. RED BRIDGE PARK area is defined as, from the top of the hill at the golf course on Pecan Road (at the night gate) to the Red Bridge Road at the intersection of the dirt road that leads to the back of the Fort, to the Red Bridge Road at the bridge and back to the beginning.

K. SPECIAL AREAS: Rule enforcement for the following areas shall be as if they were in the inhabited areas during the day and in the uninhabited areas at night:

1. Red Bridge Park
2. Swim Park (including the Amphitheater)
3. Kickapoo Park
4. Rendezvous Park
5. Airport

Exceptions shall be made for Special Functions

SECTION XIII
PAR 3 GOLF COURSE

A. Only registered handicapped golfers will be allowed to use their carts on the Par-3 course. These golfers shall display a Fort Clark Springs Association, Inc. handicap flag which will be issued at the Pro Shop, upon documented proof of disability.

B. Person to whom the flag is issued must be the one playing golf.

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- C. Children 12-years of age and younger will be supervised and accompanied by a person 16 years of age or older.
- D. No one is permitted on the golf course except to play golf or as otherwise authorized by the Executive Management.
- E. Golfers must be properly dressed, which includes wearing a shirt.

permission of the golf course pro shop manager or office personnel.

- 3. All players must register at the pro shop before starting play.
- 4. All play will start on #1 tee, unless otherwise designated/authorized by the pro shop manager or pro shop personnel.
- 5. Groups other than foursomes may play only at the discretion of the pro shop personnel.
- 6. Each player must have his/her own set of clubs.

SECTION XIV
CHAMPIONSHIP GOLF COURSE

CLUB HOUSE RULES

- 1. Children under 12 years old are not allowed in the clubhouse unless properly chaperoned. Members and guests are responsible for the acts of their children.
- 2. Members, their families and guests are expected to conduct themselves in a manner considerate of others when in the clubhouse. Loud talking, profanity, and unruly behavior interferes with the pleasure of others and reflects unfavorably upon the reputation of the Association and it's members. Improper conduct will be reported to the Pro Shop personnel immediately.
- 3. Removal of any property, equipment or materials from the clubhouse or golf course is prohibited without permission of the Pro Shop or course maintenance personnel. Any such removal not approved will be investigated by the security staff of FCSA and/or the Kinney County Sheriff's Department.
- 4. Members and guests are not allowed to bring food and beverage supplies into the clubhouse.

1. all player's driving a cart may use the 90-degree rule except on the par-3 holes. Only those players with a disabled decal may 90-degree on a par-3. all carts are to be no closer than 50-feet of greens when not on the cart path. a disabled decal will be issued upon documented proof of disability.

- 2. golfers must be properly dressed.
- 3. a valid driver's license must be current to rent or drive rental carts.
- 4. players must be 12 years or older unless accompanied and supervised by an adult. Non-playing children must remain in golf carts.

SECTION XV
USE OF MARQUEE AT MAIN ENTRANCE

PETS

- 1. Pets are not permitted in the clubhouse. Pets may accompany player on the course, as long as the animal stays in the cart on a short leash.
- 2. Members and guests are urged not to leave pets in parked cars.

- A. Notices posted on the marquee located at the main entrance will be restricted to those pertaining to events in the following order of priority: Association related, special events, unusual circumstances and regular meetings of local organizations, space permitting.
- B. Association sponsored events or designated meetings occurring in the next seven-(7) days will have first priority on the marquee.
- C. Marquee requests must be submitted through work orders and approved by the executive management.

COURSE RULES

- 1. The golf course superintendent shall determine when conditions will not permit play on the course. He shall also determine when conditions prohibit the operation of either power or pull carts.
- 2. When the golf course is open, any person not playing golf is not permitted on the golf course without the specific

SECTION XVI
HUNTING AND FIREARMS AND FISHING

- A. FCSA property shall be considered a wildlife refuge with no hunting, trapping or discharge of firearms permitted except in controlled conditions directly authorized by the Board of Directors under circumstances considered in the best interest of the membership.

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B. Fishing - All waters of Las Moras Creek on FCSA property are open for fishing; however, the following rules will apply:

1. All members of FCSA are eligible to fish; guests, if accompanied by a member may also fish. (Texas Parks & Wildlife Rules)
2. No person is allowed to take or possess a fish by any means other than authorized by these rules.
3. Fishing will be by pole and line only (including rod and reel). The use of trotlines, nets, seines, or setlines is prohibited.
4. Use of bow and arrow, spear gun or spear is not allowed.
5. No fishing is allowed from any bridge that has vehicular traffic.
6. Fishing area(s) should be left clean and free of litter.
7. FCSA has a "catch and release" program for all black bass. (Texas Parks and Wildlife Rules)

SECTION XVII
FIREWORKS

The designated area for fireworks display is the area in front of the Empty Saddle horse statue – between the road and the creek. Executive Management shall determine when weather conditions permit display of fireworks.

SECTION XVIII
ANIMAL CONTROL

- A. All pets shall be on a leash or in an enclosure while on FCSA grounds.
- B. The owner of each dog or cat housed at Fort Clark Springs shall have the animal vaccinated against rabies by the time the animal is four (4) months of age and at regular yearly intervals thereafter. Vaccination numbers must be registered along with proper owner identification at Member Services. Registration forms may be picked up at member services.
- C. Any person having knowledge of an animal bite or scratch to a person from an animal which is suspected to be or that is rabid shall report the incident and location of the victim and animal to the Sheriff's Department.
- D. Persons exercising their pets in habitable areas are responsible for removing and discarding their pets

droppings.

NOTE: EXCESSIVE BARKING OF DOGS MAY BE CONSIDERED "DISTURBING THE PEACE" AND SHALL BE HANDLED IN ACCORDANCE WITH THE CC&R'S FOR THE VARIOUS UNITS.

SECTION XIX
HOME OCCUPATIONS

A. Home Occupations: Any occupation or activity which is clearly incidental and secondary to the use of the premises for dwelling purposes and which is carried on wholly within a main building by a member of a family residing on the premises. "Home Occupations" allowed include the following:

1. Dressmaking
2. Teaching with musical instruction limited to one or two pupils at a time
3. Art studios and ceramics
4. Network marketing of home and personal care products (Amway, Avon, etc.)
5. Lawn and yard care and landscaping
6. Construction and home repairs
7. House cleaning and domestic services
8. Care of the sick and elderly
9. Fabrication and or sale of golfing equipment
10. Garage and yard sales
11. Income tax and bookkeeping services
12. Real estate sales and rentals
13. Computer services, audio and video
14. Other compatible activities approved by the Executive Management.

B. Conditions, which apply to home occupations, include the following:

1. No advertising signs allowed.
2. Nothing is done to make the building appear in any way as anything but a dwelling.
3. No other display or storage of materials, any generation of substantial volumes of vehicular or pedestrian traffic or parking demand will be allowed.
4. No equipment used which creates noise, vibration, smoke, dust, odors, heat, or glare, any of which is offensive to reasonably prudent persons of ordinary sensibility in the neighborhood, will be allowed.
- E. General: A home occupation shall not be interpreted to include barbershops, beauty parlors, restaurants, or the

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conduct of a business involving retail sales, but is intended to include only those personal services which are subordinate to the use of the premises as a dwelling.

SECTION XX
FIREWOOD

A. Members may remove fallen limbs or dead trees from

FCSA grounds for their personal use within Fort Clark Springs. No living trees on FCSA grounds may be removed without approval by the Executive Management.

B. Firewood (logs, trees, limbs, etc.) collected from FCSA grounds may not be taken off the Fort; however, a member who cuts or has cut firewood on his personal property and who desires to remove it from the Fort shall contact the Executive Management office prior to cutting the wood. The Executive Management office will verify the source of the firewood prior to removal from FCSA grounds.

C. For the health of our trees, no firewood from off the Fort is allowed into Fort Clark Springs. Any person carrying firewood in their vehicle will not be allowed into Fort Clark Springs.

SECTION XXI
FILL DIRT, TOPSOIL AND CALICHE

A. Fill dirt, topsoil and caliche on FCSA grounds are resources of the Association and shall be reserved for Association use only. However, in the event there is a surplus, fill dirt, topsoil, and caliche will be made available to members on the Fort for a fee. Arrangements to acquire fill dirt, topsoil or caliche shall be made by completing a work order at Member Services.

B. Private developers may be permitted use of these resources upon payment of a royalty fee to the Association in the event construction will become Association owned property. Arrangements with the Executive Management must be made prior to use of such resources and the royalty fee will be established at that time.

SECTION XXII
HORSEBACK RIDING

ANY AND ALL EQUINE ENTERING FORT CLARK SPRINGS CLUB GROUNDS SHALL BE REQUIRED TO HAVE PROOF OF A VALID AND CURRENT COGGINS TEST, AND ANY OTHER INOCULATIONS AS REQUIRED BY STATE LAW.

A. Horseback riding on FCSA property is restricted to FCSA members and their authorized guests, which could include riding groups from areas other than Fort Clark

Springs. Riding groups must be coordinated through the Executive Management. Horseback riders on the grounds must abide by all existing rules and regulations of FCSA.

B. Horseback riding areas:

1. Stable Area. (Fort Clark Springs Horse Club members and their guests only.)

2. All undeveloped areas.

3. Riders and their horseback guests may go to and from their residence. All manure must be properly and promptly removed. Riders must not trespass on the property of others. Horses may not remain on the resident's property for more than four hours.

4. Streets may be used when traveling only from one area to another. When using streets and going through neighborhoods, walking will be the only gait used, and all safety and traffic rules will apply. Riders will keep to the far right side of all streets and always give pedestrians the right of way.

5. Riders must give persons on foot the right of way, no matter what area they are in.

6. Activity areas such as the Golf Courses, Swim Park, Activity Center area, ball field, Kickapoo Park, Motel area, BBQ and picnic areas, golf driving range, airport and RV Park are to be avoided.

C. Individuals who bring horses onto FCSA grounds for a temporary visit and desire to camp out with their horses may do so under the following guidelines.

1. Individuals may obtain a campsite in the Wilderness Camping Area.

2. Fees associated with this type camping will be in accordance with tent camping fees. Registration and payment of fee will be handled at the RV Park.

3. Campers must abide by all existing rules and regulations of FCSA .

SECTION XXIII
HUNTING OF ARTIFACTS ON CLUB GROUNDS

A. Hunting of artifacts on FCSA grounds through the use of metal detectors, by sight, etc. is restricted to FCSA members only. No guests, renters, contractors, etc. are authorized to search, dig and/or remove any artifacts from FCSA property.

B. Digging for artifacts on FCSA grounds by members is restricted to the following implements:

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1. In developed areas where the Association maintains the grass through mowing, only a sharp, pointed instrument no more than six (6") inches long and 1/4" in diameter or square may be used to probe or dig in the ground (e.g. a screwdriver).

2. In wilderness or undeveloped areas, a hand-digging instrument such as small shovel or spade not to exceed six (6") inches wide may be used providing the ground is returned to its approximate normal state. No growing vegetation over (6") inches high may be removed in order to dig.

3. No power equipment or any type of mechanical device may be used to dig for artifacts on FCSA property unless it is a supervised dig approved by the Board of Directors.

C. Artifacts found on FCSA grounds are the property of the Association and the Association may, at its discretion, lay claim to items found for the museum collection and/or its own use.

SECTION XXIV
TRASH DISPOSAL

A. Household garbage will be picked up every Monday and yard debris every Wednesday, unless otherwise posted on the marquee. Household garbage must be in fly, rodent, and scavenger-proof containers and placed at the curb by 7:00 a.m. on the day of pick up. Yard debris must be placed at the curb.

B. Cardboard boxes are part of our mandatory Texas Commission on Environmental Quality (TCEQ) recycling program. Place curbside or at the same location used for household garbage pickup.

C. Contractors (anyone hired to do work for member/renter), are responsible for disposing of the debris. Member will be charged a fee if maintenance has to haul it away. (This includes yard care (brush/limbs/leaves/grass clippings)).

D. Contractors must sign an agreement at Member Services to dispose of debris at the disposal site.

E. The disposal of refuse, paper, cans, bottles, etc. on FCSA grounds, except in designated areas, is prohibited.

SECTION XXV
OFFENSIVE NOISE

A. Members, their families and guests, as well as renters, are expected to conduct themselves in a manner considerate of others while on Fort Clark Springs Association, Inc. grounds. Fort Clark Springs Association, Inc. grounds include streets, parking areas, plazas, buildings/facilities,

golf courses, tennis courts, the swim park area, bbq/picnic areas and any other areas established for the use of members, their families and guests.

B. No member, guest, or renter shall use a radio, tape, or disc player or other device that produces, amplifies or projects music or other sound that is loud, offensive and/or disturbs the peace and comfort of others. An annoyance or disturbance of such nature or excessively loud vehicles could be construed as a breach of the peace.

SECTION XXVI
LATE HOUR USAGE (CURFEW)

A. The club grounds of Fort Clark Springs Association, Inc. have been designated for the use of all members in good standing, their families and guests. Club grounds may also be utilized by Association sponsored guests. The club grounds, which includes, but is not limited to the Swim Park, Amphitheater, and Red Bridge areas, along with parking areas and all roadways on Association grounds shall not be used for "after hours" activity, such as the congregation of unsanctioned individuals.

"After hours" is defined as 10:00 p.m. to 6:00 a.m. Sunday through Thursday and 12-midnight to 6:00 a.m. Friday and Saturday.

B. Any non-resident member or non-member who arrives at the security gate after hours (curfew) to take a resident member of household to their home, may receive a pass to deliver the person to their residence and then immediately depart the club grounds.

C. Special events will be addressed on an individual basis.

D. Trespassing charges may be filed or restrictions set by the Board of Directors for any curfew violations.

SECTION XXVII
GENERAL

A. Signs are allowed as follows:

1. (1) sign not to exceed two (2) square feet in size to advertise property for sale or lease.

2. (1) sign per candidate, not to exceed 4x6-feet, advertising political candidate or ballot item for an election, but no more than 90-days before or 10-days after election, and in accordance with Texas Property Code, Section 202.009.

3. Garage (yard) sales signs are permitted, but must be removed immediately after the sale.

B. RV Parking: All RVs must be parked in the Campers World RV Park or on a member's private property. No overnight street parking is allowed.

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SECTION XXVIII

ENFORCEMENT AND REMEDIES FOR VIOLATION

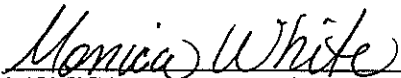
- A. Executive Management shall take action to enforce these rules and regulations. The primary agents of Executive Management for enforcement are the employees of the Association.
- B. Enforcement shall be in accordance with Board Resolution 05-01, Procedures for Levy of Special Assessment and Enforcement of Rules, and by proceedings at law under the provisions of Title 11, Chapter 202, Section 202.004 of the Texas Property Code, and/or by the Texas Residential Property Owners Protection Act.
- C. Failure to promptly enforce any of these conditions shall not bar their enforcement or be considered a waiver. The invalidation of any one or more of these conditions shall not affect any of the other conditions but they shall remain in full force and effect.

THIS RESOLUTION SUPERSEDES RESOLUTION 04-02 AND ANY AMENDMENTS THERETO, ANY BOARD ACTION OR CONSENSUS THAT MAY HAVE BEEN CONSTRUED AS A RULE OR REGULATION, OR ANY MANAGEMENT DIRECTIVE THAT MAY HAVE BEEN CONSTRUED AS A RULE.

APPROVED AND ADOPTED THIS 18 DAY
OF February, 2006.



NOLAN BRANDT, SECRETARY



MONICA WHITE, PRESIDENT

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FORT CLARK SPRINGS ASSOCIATION, INC.

POLICY RESOLUTION 12-04

A RESOLUTION AMENDING THE RULES AND REGULATIONS OF THE FORT CLARK SPRINGS ASSOCIATION, INC.

BE IT RESOLVED by the Board of Directors of Fort Clark Springs Association, Inc. that the Rules and Regulations adopted by the Board of Directors on February 18, 2006, are hereby amended as follows:

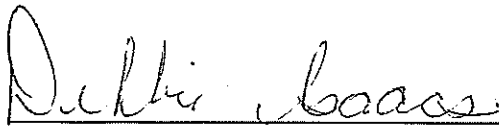
SECTION XXVII – GENERAL – ADD THE FOLLOWING PARAGRAPH C:

C. REGISTERED SEX OFFENDERS: Registered sex offenders are not allowed to be in or at any locations where children commonly gather, including, but not limited to, day care facilities, playgrounds, teen/youth centers, swim park area, baseball/track fields, tennis/basketball courts, walking trails or any other area where children might congregate.

Additionally, registered sex offenders may not supervise or participate in any program that includes as participants or recipients persons who are 17-years of age or younger, and that regularly provides athletic, civic, or cultural activities.

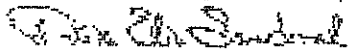
Trespassing charges may be filed or restrictions set for any violations of these rules.

APPROVED BY THE BOARD OF DIRECTORS, ACTING IN REGULAR SESSION ON THE 19th DAY OF MAY 2012.


DEBBIE ISAACS, PRESIDENT

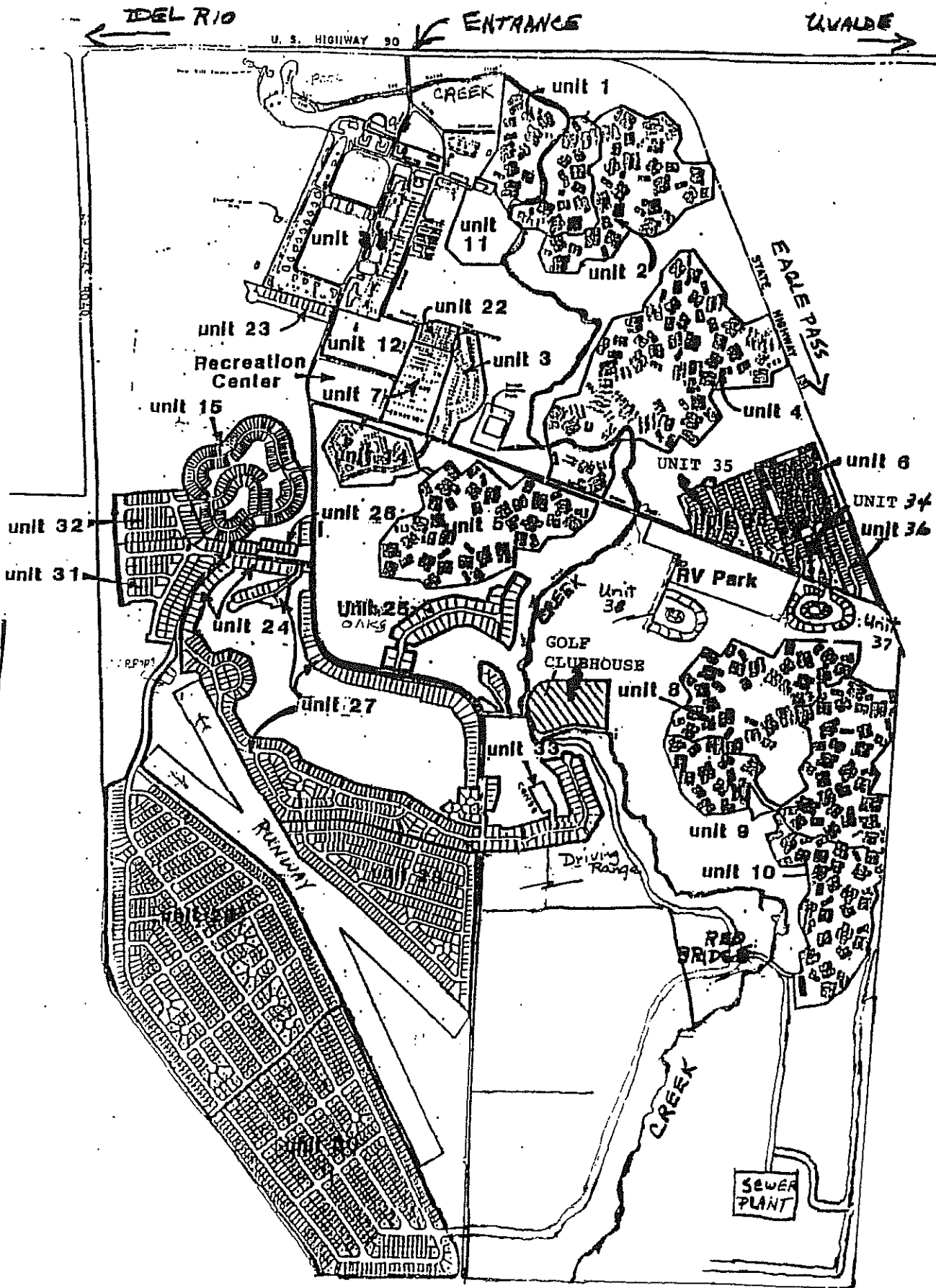

ROBY ROBERSON, SECRETARY

Book: 197
Pages: 778
Doc# 067806
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DORA SANDOVAL
COUNTY CLERK
KINNEY COUNTY CLERK
RECORDS MANAGEMENT \$
COURTHOUSE SECURITY \$
RECORDING \$
RECORDS ARCHIVE \$

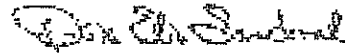


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COUNTY CLERK
KINNEY COUNTY CLERK
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COURTHOUSE SECURITY \$ 1.00
RECORDING \$ 61.00
RECORDS ARCHIVE \$ 5.00



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