DOC #2022140552

LAKE FOREST FALLS, INC.
LAKE RULES
June 18, 2022

I. AUTHORIZATION

Activities in Lake Forest Falls, lake, parks and islands are governed by the Lake Forest Falls, Inc. Board of Directors. (See Amended Deed Restrictions for Lake Forest Falls Subdivision, Effective May 1, 2021, Item 8, page 4 and Items 6 and 8, pages 8-9).

II. DEFINITIONS

A "Boat" is any vessel capable of being used for transportation on the water, including, but not limited to, boats, personal watercraft, canoes, kayaks, paddleboats and paddleboards, whether powered or not.

"Personal Watercraft" means a type of powered watercraft that is specifically designed to be operated by a person or persons sitting astride, standing or kneeling on the vessels rather than in the conventional manner of sitting or standing inside the vessel.

"Parks" means any property owned by Lake Forest Falls, and includes all parks, all islands, the dam and spillway.

"Skiing" or "Tubing" means a powered craft pulling or towing individuals riding on water skis, knee boards, inflatable devices or any similar activity.

III. BOATS

A. All boats on the lake must display a current Lake Forest Falls boat ID decal.

1. There is no charge for the Lake Forest Falls boat ID decal.

2. Proof of liability insurance is required to obtain a Lake Forest Falls boat ID decal, for "boats" with an engine or motor size in excess of 20 hp.

3. Boat ID decals are available from current Boat Decal Administrator which can be found on the website www.lakeforestfalls.com.

4. The property owner is required to sign the ID decal application and acknowledge having received a copy of the current Lake Forest Falls Lake Rules in order to receive a Lake Forest Falls boat ID decal. Liability insurance must be kept current when operating a "boat" on Lake Forest Falls.

B. "Boats" operated on Lake Forest Falls must be owned by a property owner in Lake Forest Falls, with the following exceptions:

1. Relatives (only son, daughter or parent) may be issued a Lake Forest Falls ID decal for a "boat" (20 hp or larger engine or motor) owned by the relative. Both the property owner and the relative must sign the ID decal application.

2. Renters may be issued a boat ID decal:

a. Property maintenance fees must be current.
b. Written authorization from the property owner is required and must be approved by a member of the Parks & Lakes Committee.
c. The renter or the owner of the property, may use the lake facilities, but not both at the same time.

C. "Boat" owners and/or operators are responsible for damages, injury or death caused by their boat.

D. The Texas Water and Safety Act and the Standard US Coast Guard Rules and Regulations are applicable to all boat operations. A digest of the Texas Water and Safety Act was supplied with your boat registration granted by State of Texas. They can be found on line at: http//www.tpwd.state.tx.us/publications/.

E. Operators of motor/engine powered boats over 20 hp must be thirteen (13) years of age or older. Property owners are responsible to ensure that each operator of a "boat" must have received and understands the Lake Rules and agrees to abide by these rules.

IV. LAKE OPERATING RULES

A. Fishing

1. The area west of the swimming island is always reserved for fishing.

2. Fishing is prohibited within the boundaries of the swim island and at Park 4, aka, the "Kiddie Park".

3. All trot line and jug fishing must be identified by name and date. They may be placed, beginning ½ hour before sunset. If placed east of the swim island, they must be removed by 9:00 AM each day.

4. Please see current fishing rules/limits on Lake Forest Falls Access pass.

B. Skiing

1. "Skiing" is allowed only east of the swim island, from 9:00 AM until ½ hour before sunset.

2. "Boats" pulling skiers must be equipped with rear view mirrors.

3. It is recommended that a second passenger, to serve as observer, be onboard.

4. Coast Guard approved life preservers are required for skiers.

C. Boating

1. Boat owners are liable for damages or injuries caused by their actions.

2. Speed limit on the lake is 5 mph within 100 feet of the shore.

3. Maximum speed is 35 mph.

4. Direction of travel shall be counterclockwise.

5. Powered "boats" must remain at least **100 feet** from shore and from the cable around the swim island.

6. A maximum of five (5) powered "boats" will be permitted on the lake at any given time.

7. Powered "boats" must give right-of-way to non-powered and anchored watercraft.

8. Objects as defined in section II (definitions), may not be moored in the lake for more than 3 consecutive days except in a boat slip. Board recognized work vessels are exempt.

D. Lake Water

1. Pumping lake water out of the lake for irrigation, lawn watering, or any other purpose, is strictly prohibited.

2. To preserve our lake, dam and parks, it is prohibited to put anything in the lake, dam or parks that may be considered harmful to the health of the lake or a safety hazard. This includes trash, pesticides, lawn trimmings, bushes and trees. Board approval is required for any exceptions to this rule.

V. PARKS

1. Glass containers are not allowed in the parks or on the islands.

2. The discharge of firearms, anywhere in Lake Forest Falls, is not permitted.

3. Trash must be removed, by the property owner, from parks and islands.

4. All accidents, occurring at the lake, must be reported, immediately, to a member of the Board of Directors of Lake Forest Falls, Inc.

5. Dogs and cats are allowed in the parks and on the islands. **Pet owners MUST pick up after their pets.**

6. Parks and islands will be closed at 9:00 PM.

7. Camping is not permitted in the parks or on the dam or islands.

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VI. PAVILION

Private use of the pavilion, by a property owner, will be secured by registering online at www.lakeforestfalls.com /Stay Connected/Calendar/Pavilion Reservation Calendar.

These lake rules may be altered, amended or repealed and new lake rules may be adopted by a majority of the Directors present at any regular meeting or at any special meeting, if at least ten days written notice is given to the Directors of the intention to alter, amend, or repeal or to adopt new lake rules at any such meeting.

James Kuykendall, President

Corporate Acknowledgement
State of Texas
County of Montgomery

Before me, the undersigned, a Notary Public on this day personally appeared known to me (or proved to me on the oath of) James Kuykendall to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Lake Forest Falls, Inc., a corporation, and that he/she had executed the same as the act of President of such corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this 19 day of November, 2022.

Kim A. Hennis
Notary Public, State of Texas

KIM A. HENNIS
Notary Public, State of Texas
Comm. Expires 10-06-2024
Notary ID 132714464

Lake Forest Falls, Inc.
P.O. Box 1232
Conroe, TX 77305

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11/29/2022 01:06PM

COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY
I hereby certify that this instrument was filed in the file number sequence on the date and time stamped herein by me and was duly RECORDED in the Official Public Records of Montgomery County, Texas.

11/29/2022

County Clerk
Montgomery County, Texas