



## SPICEWOOD BEACH PROPERTY OWNERS ASSOCIATION

### AMENITIES RULES

Spicewood Beach Amenities are owned and maintained by the Spicewood Beach Property Owners Association. These Rules are established for the benefit of the Spicewood Beach property owners for the protection of their property and property values. Property owners, including absentee owners, are responsible for compliance with the rules and regulations, including compliance by the property owner, tenants, and guests. Residents are encouraged to assist in the protection of the property and property values by becoming familiar with the Spicewood Beach Amenities Rules and by encouraging compliance by all residents and guests. All violations can be reported by Security, Owner complaints and/or camera surveillance.

“Amenities” and “Amenities area” mean beach front, cabana area, boat ramp, fishing dock, loading dock, recreational hall, swim platform, children’s playground and burn pile.

Spicewood Beach Amenities are for the exclusive use and enjoyment of its Members, their Guests and Tenants who elect to participate in the Amenity Fee Program. All Members and Tenants must be in good standing and their auto and recreational stickers must be properly displayed at all times to avoid being in violation.

No glass bottles or glass containers are permitted in the Amenities areas.

Overnight stays are not permitted in the Amenities areas.

#### **Beach Rules:**

- No vehicles of any kind may drive or park on the lakeside of the cabanas except for momentary loading and unloading of personal belongings.
- No parking under or between the cabanas.
- No littering. Please place all trash in the garbage cans.
- No profanity or obnoxious behavior.
- No campfires or overnight camping on the beach or in the recreational areas.
- All trailers must be parked in the designated parking area for trailers only.
- No watercraft within 50 feet of the swimming areas.
- No swimming around the fishing dock, loading dock or boat ramp.
- No fishing in the swimming area or from the swimming platform.
- Speed limit of 10 mph around the beach areas or play areas.
- All pets must be attended and controlled. Owners must clean up after their pets.
- If grilling, do not leave the grill unattended. Make sure all coals are extinguished with water after use. Then wrap the coals in foil and dispose of them in the garbage can.

#### **Burn Pile Rules:**

- No dumping between dusk and dawn.
- Organic wood only.
- No furniture, no cardboard, no metal, no paper.
- No dumping when Burn Pile is designated as CLOSED.
- No dumping without Owner’s Sticker or Guest Pass properly displayed on vehicle and trailer.
- Dump in designated areas only.

**Fishing Dock Rules:**

- All children 12 years and under must be accompanied by an adult and wear a life jacket.
- No pets allowed.
- After cleaning your fish, please clean up your mess.
- Do not remove light bulbs or fixtures.
- Please put your trash in the designated trash barrel.
- No boat, kayak or other watercraft within 50 feet of the fishing dock except for unloading fish or to clean fish.
- No trot lines should be tied to fishing dock.
- No smoking at the fishing dock.

**Golf Course Rules:**

- Children 12 years and under are not allowed on the golf course at any time unless accompanied by an adult. Children from ages 13 to 16 are allowed only with a parent present.
- No one is allowed to walk across the golf course at any time unless you are playing golf.
- To help protect our sprinkler head systems:
- Keep golf carts a minimum of 30 feet from the greens when there is no golf cart path.
- No vehicles, other than maintenance vehicles and golf carts with turf tires are allowed on the golf course.
- Speed limit of 15 mph around the golf course.

**Golf Courtesy Rules:**

- Use golf course etiquette at all times when playing the course.
- Keep pace with the group ahead.
- Let faster groups play through.
- Keep golf carts on cart paths. Use 90° rule only when the course is dry and when your ball is a long way from the path.
- Repair divots in the fairways and ball marks on the greens.
- When in doubt about the rules of play contact a member of the rules committee or a marshal.

Owners as a Responsible Party. If a family member, guest, tenant or invitee of an owner damages Association property or commits a violation of the Association's governing documents, the related enforcement action shall be taken against the owner, with all related damage assessments, fines, legal fees and other charges levied against the owner and related lot.

Any infraction(s) of the above rules may result in a 209 violation (as defined in the Enforcement Policy for Spicewood Beach Property Owners Association) as these are incurable violations, and/or the violator shall be asked to leave the Spicewood Beach Amenities Area. Please report any problems to a member of the Security.

For emergencies – please call 911.

For other problems - please call the Burnet County Sheriff at 830-756-8080

For Burnet County Animal Control - please call 512-756-6404

For Spicewood Security 830-637-9699

Effective : March 31, 2020

Spicewood Beach Property Owners Association Board of Directors  
By and through its designated officer

*Jennifer Shedd*

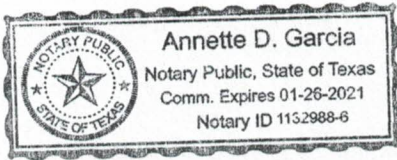
Jennifer Shedd, President,  
Spicewood Beach Property Owners Association President

STATE OF TEXAS

COUNTY OF Burnet

This instrument was acknowledged before me, the undersigned notary, on March 19<sup>th</sup> 2020, by Jennifer Shedd, President of Spicewood Beach Property Owners Association.

*Annette D. Garcia*  
Notary Public, State of Texas



FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS

*Janet Parker*

Janet Parker, County Clerk

Burnet County Texas

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