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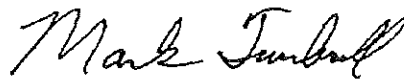


COUNTY CLERK  
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF MONTGOMERY

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

12/30/2011



County Clerk  
Montgomery County, Texas



20

Lake Lorraine Civic Organization, Inc.  
✓ P.O. Box 902  
Montgomery, Texas 77356

The covenants, conditions, and restrictions of this Declaration amend those certain covenants, conditions, and restrictions filed on March 6, of 2009, at File Number 593-01-2111 to 593-01-2127 of the County Clerk's Records of Montgomery County, Texas and shall be effective from the date of this Declaration until such time as they are terminated, amended or expired, in accordance with the provision hereof. As may be necessary for the filing hereof, all requisite governmental approvals, if any, have been obtained.

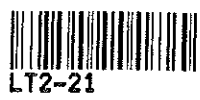
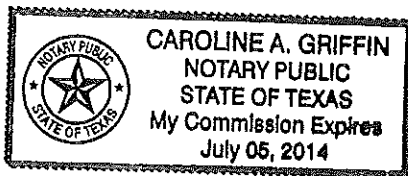
This Declaration is executed this 30<sup>th</sup> day of December 2011, at Conroe, Texas for the Lake Lorraine Subdivision, Montgomery, Texas 77356

By: *Mark Denker*  
Mark Denker  
President, Lake Lorraine Civic Organization, Inc.

ACKNOWLEDGMENT

This instrument was acknowledged before me on December 30, 2011, by Mark Denker, President of the Lake Lorraine Civic Organization., Inc.

Notary Public *Caroline A. Griffin*



## Lake Lorraine Deed Restrictions

Restrictions and Covenants pertaining to the Lake Lorraine Subdivision, Sections I, A portion of 97 acres of land situated in The Williams Atkins Survey, Abstract NO. 3, Montgomery County, Texas.

The State Of Texas

County of Montgomery

The property owners of the Lake Lorraine subdivision herein amend and upgrade the Deed Restrictions inherited from the T.E. Weisinger Estate to make them applicable to current conditions, therefore the property owners of Lake Lorraine Subdivision, Section I, a Subdivision of ninety-seven acres of land situated in the William Atkins survey, Abstract No.3, Montgomery County, Texas, a map or plat of which has been duly filed for record in the office of the County clerk of Montgomery County, Texas, under file No. 166473, and recorded in Volume 6, Page 45 of the Map Records of Montgomery County, Texas, and which said Subdivision has been hereto fore approved by the Commissioners' Court of Montgomery County, Texas and desiring to insure uniformity and harmony in connection with buildings erected upon lots within the Subdivision, and carry a general plan for the protection, benefit, and use of every purchaser of lots therein, and to enhance the value of said lots for each and every owner therein, we the property owners, do hereby fix and adopt the following Restrictions and Covenants for said Subdivision, the Restrictions and Covenants being as follows.

### PART A-RESIDENTIAL COVENANTS

1. No platted lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any residential lot other than one detached single-family dwelling not to exceed two and one-half stories in height. Detached garages are permitted. One separate detached garage will be permitted. Only two garage doors are permitted on the front, one double door and one single garage door on the front not to exceed standard sizes listed. 16'x 7, or 16'x 8' 16'x 9'overhead doors. One standard size walk through door is permitted in the front. A third roll up door is permitted on the rear elevation as long as it is concealed from public view. Any extra concrete work needed on a side lot will have to meet the original setbacks lines in the deed restrictions. Detached garage slab not to exceed 32' width on front elevation. All detached garage walls must make up a portion of the 60 % masonry combination.

2. No building shall be erected, placed, or altered on any lot until the construction plans, specifications, and a plan showing the location of the structure have been approved by the Architectural Control Committee hereinafter designated as to quality or workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation, except one single story storage building not to exceed 192 Square feet with a ceiling height not to exceed 7' on the interior with a roof pitch not to exceed 5/12 . This building must be located on

the rear elevation of the lot. No fence , wall , hedge or radio, or television aerials shall be built nearer to any street than the minimum building set-back line there from.

3. No dwelling shall be permitted on any lot unless the area of the main structure, exclusive of porches and garages, shall contain at least 2000 square feet. The outside covering must be at least 60% Masonry in combination. The house and garage together, must complete the 60%. The home shall not be 100% brick, and the garage all Cement board siding. Masonry in Lake Lorraine subdivision Deed Restrictions is defined as brick, stucco, or stone. Cultured stone from concrete would be considered Masonry if it is installed as traditional stone with masonry mortar.

Cultured stone in the Lake Lorraine Subdivision Deed Restrictions is defined as: any type of product that is manufactured from a cement based product such as concrete. Synthetic cultured stone made from any product that is not cement based is not acceptable. An example would be a resin based product.

Stacked cultured stone, or natural stacked stone is considered masonry. Synthetic Stucco , or EFIS is not an acceptable substitute for Masonry. Cement board siding is not considered Masonry. No material is considered Masonry that is not set with Masonry Mortar except stacked, or cultured stone that is set without grout mortar. All other material not described above must be considered by the architectural committee. The architectural committee has the right to refuse any material not listed above.

All new constructions slabs shall be poured above grade, the architectural committee recommends a minimum of 6" above existing grade.

4. No building shall be located on any lot nearer to the front lot line, or nearer to the side street line, than the minimum building set-back line shown on the recorded plat. In any event, no building shall be located on any lot, nearer than twenty-five feet to the front lot line, or nearer than ten feet to any side street line. No building shall be located nearer than five feet to any interior lot line except that a three foot side yard shall be required for a garage or other permitted accessory building located seventy feet or more from the front property line. This interior lot line setback does not apply to the middle lot line when building on two or more adjacent lots. No single family residence shall be located on any interior lot nearer than twenty-five feet to the rear lot line.

5. No dwelling shall be erected on any re-subdivided lot of less size than the smallest lot in the subdivision as reflected by the recorded plat thereof: and no lot shall be re-subdivided into a lot having an area less than the smallest lot in the subdivision as reflected by said plat.

6. Easements for installation and maintenance of public utilities, as shown on the recorded plat and in the dedication thereof, are hereby reserved and dedicated for such uses.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become an annoyance or nuisance to the neighborhood. Barking dogs, and loud music are two examples.

8. No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other building shall be used on any lot, at any time as a residence, either temporarily or permanently.

9. No sign of any kind shall be displayed to the public view on any lot except one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period. School spirit signs are permitted, not to exceed three signs.

10. No oil drilling, oil development operations, oil refining, quarrying, or mining operations of any kind shall be permitted upon, or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations, or shaft be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil, or natural gas shall be erected, maintained, or permitted upon any lot. No water well shall be dug, or drilled, or permitted upon any lot.

11. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except dogs, cats, or other household pet may be kept, provided that they are not kept, bred or maintained for any commercial purpose.

12. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage, or disposal of such material shall be kept in a clean and sanitary condition, and should any such lot owner fail to do so, the Civic Organization shall have the right to give such lot owner twenty (20) days written notice, within twenty(20) days after receipt of such notice, the Civic Organization shall have the right to have such lot made clean and sanitary, and the cost of the same shall become a valid obligation by such lot owner to the Civic Organization.

13. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations between 2 and 6 feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines, and a line connecting them at points 25 feet from the intersections of the street lines, or in the case of a rounded property corner from the intersections of street property line extended. The same sight line limitations shall apply on any lot within 10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain with such distance of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines.

14. No outside, or pit toilets shall be erected, constructed, or placed on the lots at any time, except that during construction a temporary facility shall be required and maintained regularly.

15. All sewage shall be handled by connections to a sewage system if and when available. Until such time as a sewage system is made available, sewage shall be handled by an approved on-site wastewater system.

16. All lot owners within the subdivision shall have access to, and fishing rights in the lake situated upon the subdivision. Guest will be permitted to fish without the owner present. The lot owner shall be home during this time. If the lot owner has not built a home, the owner must be present with guests. It is the lot owners responsibility to make sure guest clean up after using the greenbelt and lake.

The Lake Lorraine Board of directors can temporarily revoke any lot owners subdivision privileges. These privileges will include the use of Lake Lorraine, the greenbelt that outlines the lake, and the use of the boat ramp, and parking area of the boat ramp. This decision must be made with at least 4 board members, meaning the majority. Any privileges revoked will not exceed more than 30 days. Any resident, or lot owner having privileges revoked will be notified verbally, and in writing signed by board members.

17. No gasoline outboard or gasoline inboard motors, or any other type of motors that use fuel for combustion, shall be permitted on the lake situated on the subdivision, and only electric motors shall be used to propel boats or other water craft.

18. No hunting shall be permitted on any part, or portion of the subdivision at any time, and no firearms shall be fired upon any part, or portion of the subdivision.

19. With reasonable diligence, and in all events within six (6) months from the commencement of construction ( unless completion is prevented by war, strikes, or act of God), any dwelling commenced shall be completed as to its exterior, and all temporary structures shall be removed.

20. Drainage structures under private driveways shall have a net drainage opening of 18 inches minimum size to permit the free flow of water without backwater. Any residents not using culverts must have documentation in writing from the county precinct explaining such. This document will be kept in the permanent Lake Lorraine files.

21. If open carports are used, no unsightly storage shall be permitted therein that is visible from the street. This will include, but not limited to, vehicles of any type, and boats. Trailers of any type used for the purpose of carrying materials defined as a utility trailer, cannot be kept on driveways, or public view, unless they are being used on consecutive days. Trailers not being used should be kept out of public view. Boats may not be kept on any lot except in enclosed garages, or out of the public view. Boats that are not kept in a garage should not be seen in public view behind fences. Boats may be kept in the driveway for long holidays. A four day weekend is described as Friday, Saturday, Sunday, Monday. The boat or RV should be stored from public view on the fifth day, not to exceed seven days.

Any resident parking an RV during this time frame should notify any member of the board. Off street parking should be arranged for all RV's in the subdivision. No RV or boat shall block the flow of traffic on any public street.

22. Both prior to and after the occupancy of a dwelling on any lot, the owner shall provide appropriate space for off -the-street parking for vehicles. Owners will be asked to provide additional off street parking if this problem persists. Additional off street parking is only acceptable on a concrete driveway. The lot owner shall put additional parking in using existing deed restrictions following existing side lot setbacks.

23. No building material of any kind shall be kept or stored upon any lot except during construction, and then, such materials shall be placed within the property lines of the lot on which the improvement are to be erected.

24. All new driveways shall be poured concrete with a minimum of #3 rebar tied on 12" centers in both directions forming a mat. Driveways should be a minimum of 4" of concrete. All driveways replaced shall be poured concrete, following the materials described above.

25. Houses built on hills, or low areas with significant slope should be addressed to the architectural committee, and county with a plan for drainage. It is the lot owners responsibility to make sure any new structure(s) does not affect the drainage of an existing structure above, or below the property under construction. A drainage plan, and direction of flow should show existing conditions, and changes in water flow by the land owner. The proper precinct should be notified to correspond with any work, in, or around a drainage ditch. Any alterations of the drainage ditches should be planned with the county precinct, not the architectural committee. Currently, our county profiles drainage ditches, and sets culverts for residents without charge. Culvert materials are not included. Check with the precinct for future updates.

26. ROOF REPLACEMENT: All new construction and roof replacement should be an architectural profile with color approved by architectural committee. Painted shingles are not acceptable. Metal roof colors are to be approved by the architectural committee.

27. All paint colors on new residences must be submitted with blue prints or given to the architectural committee 30 days before the completion of the new home. Changing colors on an existing home must be approved by the architectural committee.

28. FENCING: The following fences are permitted: Galvanized (Hurricane, Cyclone)chain link, Cedar picket, Treated Picket or any other type of lumber intended for use as an outdoor fence picket. Vinyl fences are approved by the Architectural Control Committee. Side and back yard fence height should not exceed 8' in height. Any type of fence in a front yard is only approved by the Architectural Committee. No privacy fences are permitted on the front of homes, homes with a side lot must not block site lines described in Residential Covenants Part A #13.

29. There is no 15 day written notice on maintenance of vacant lots. Lots must be maintained before grass exceeds 12" in height and free of debris such as fallen trees and limbs. The board of directors may have any vacant lot maintained as the deem necessary. SEE ( By laws Article XI section 2.)

PART B - GENERAL PROVISIONS

1. Architectural Control Committee shall be appointed by the Lake Lorraine Civic organization Board of Directors. In the event of death or resignation of any member of the Committee, the Lake Lorraine Civic Organization Board of Directors shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representative shall be entitled to any compensation for service performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore to it any of its powers and duties.

2. The committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or designated representatives, fail to approve, or disapprove within thirty days after the plans and specification have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with.

3. These covenants are to run with the land and shall be binding upon all the parties and all persons claiming under them until December 30th 2021, at which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument, agreeing to change said covenants in whole, or in part, has been signed and recorded by a majority of the property owners. If any property owners violate any of the covenants herein, it shall be lawful for any other persons owning any real property situated in said development or subdivision to prosecute any proceedings at law, or in equity against the person or persons violating or attempting to violate any such covenant, and either to prevent him or them from doing, or to recover damages or other dues for such violation.

4. Invalidation of any one of these covenants by judgment, or other court order shall in no way affect any of the other revision which shall remain in full force and effect. No violation of these restrictions and covenants on the part of any person acquiring any lot or tract of land in this subdivision shall affect or in any way invalidate any lien or liens and/or improvements made and to be made, but such lien or liens shall remain in full force and priority in the care of any judgment against any such owner of any lot or tract of land, said premises shall nevertheless remain subject to such lien or liens and to the lien or liens securing any renewal or extension of such indebtedness or notes or any part of them; but no release of any of said restrictions or covenants is intended hereby and against the original purchaser, his heirs, executors, administrators, assigns or successors, as the case may be, and sale under a foreclosure of the lien or liens hereinabove recited restriction and covenants.

It is understood herein that these restrictions and covenants are adopted for the purpose of insuring uniformity and harmony in connection with buildings erected and to carry out a general plan for protection, benefit and use of every owner and/or purchaser of lots therein, which will enhance the value of said lots for each and every owner and/or purchaser.



All conveyances, transfers, leases, etc., shall be subject to these restrictions and covenants hereby fixed and adopted, and it shall run with the land.

BY-LAWS OF LAKE LORRAINE CIVIC ORGANIZATION, INC.

BY-LAWS PERTAINING TO THE LAKE LORRAINE CIVIC ORGANIZATION INC. AND LAKE LORRAINE SUBDIVISION, SECTION 1, A PORTION OF 97 ACRES OF THE LAND SITUATED IN THE WILLIAM ATKINS SURVEY, ABSTRACT NO.3, RECORDED MARCH 1, 1979 VOLUME 572, PAGE 513 TO 530, DOCUMENT 167789, MONTGOMERY COUNTY, TEXAS.

This document is intended to implement, up-grade and modify the BY-laws of the Lake Lorraine Civic Organization and the Lake Lorraine Subdivision.

The proposed modifications in By-laws have been approved by majority vote of property owners of Lake Lorraine Subdivision, in compliance with the original document inherited from the T.E. Weisinger Estate.

These By-laws shall be binding upon all parties and all persons claiming under them until December 30th 2021, unless amended at annual meetings. The Covenants shall be automatically extended for successive periods of ten(10) years unless an instrument agreeing to change Covenants in whole, or in part, has been recorded as a result of a vote by a majority of the Lake Lorraine Civic Organization members at an annual meeting.

This document will retain and maintain provisions of the original Weisinger instrument that are applicable to current condition in Lake Lorraine Subdivision. It shall in no manner reflect a negative attitude toward the contents of the original instrument.

ARTICLE I

Name and Location

- Section 1: The name of this corporation shall be, Lake Lorraine Civic Organization, Inc.
- Section 2: It's principal offices, shall be located at , P.O. Box 903 Montgomery, Texas 77356 but other offices for the transaction of business may be located at such other places as the Directors my determine.

ARTICLE II

The Corporation is a non-profit Corporation.

ARTICLE III

Period of duration is perpetual.

ARTICLE IV

Purposes

- Section 1: The aims and purposes of the Corporation are these: To provide methods and means whereby members may avail themselves of the greater power of combined effort through the Corporation, acting as an Authoritative body in securing maintenance and improvements of all subdivision ,water supply and distribution. Marina, Lake Park area and streets as per Plat of the Subdivision of Lake Lorraine Civic Organization, (Legal Description from warranty deed), in map records of Montgomery county, Texas and all other similar objectives as may be deemed advisable by the members of the Corporation.
- Section 2: To provide methods and means of combined effort in the enforcement of mutually protective restrictions governing the use of the property within the confines of Lake Lorraine Civic Organization Inc.
- Section 3: To provide methods and means whereby members may avail themselves of uniformity of action upon general principals decided upon from time to time as is deemed best for Lake Lorraine Civic Organization Inc.
- Section 4: To promote better relations between its members and between members and others; to protect the best interest of the Community in Lake Lorraine Civic Organization, Inc., Subdivision; to protect the value and desirability of all property located within Lake Lorraine Civic Organization Inc, subdivision; to obtain, through combined effort, such maintenance and improvements of subdivision; streets, Lake Marina, Utilities, and the land surrounding the Lake, and lying between Lake and Streets, and Dams, and other such objectives that may be deemed advisable by the members of the Corporation for the safety, happiness, well-being and best interest of the community.
- Section 5: The Corporation shall be operated as a non-profit Organization and no capital stock shall be issued.
- Section 6: In no instance shall the Corporation go on record as endorsing an aspirant for public office or any political movement, or campaign speeches in connection therewith.

#### ARTICLE V

##### Officers and Directors

- Section 1: The Corporation shall have the following officers whose powers shall be such as are hereinafter provided by these by-laws.

President and Director  
 Vice President and Director  
 Secretary and Director

2 Directors at Large  
Treasurer and Director

The above officers shall be elected at the annual meeting. These officers shall take office immediately and shall serve until the next regular annual meeting in the succeeding year, or until their successors have been elected. All officers and directors shall serve without pay.

Section 2: The above officers and directors shall be nominated and voted on by the membership at the annual meeting.

Section 3: The above elected officers and directors shall constitute the board of directors, whose duties are hereinafter provided. Four members of the Board of Directors shall constitute a quorum, at any meeting.

Section 4: In the event any of the above elected officers or members of the Board of Directors of this corporation, shall for any reason, during his or her term of office become unable, or unwilling to act in his or her official capacity, then unless the vacancy occurs in the office the presidency, the President may appoint an active corporation member to serve the remainder of the unexpired term.

ARTICLE VI

Duties of Officers

Section 1: President:  
It shall be the duty of the president to preside at all meetings of the membership and appoint all special and standing committees.

Section 2: Vice President  
The Vice President, in the absence of the President, shall preside at all meetings of the organization and perform all the normal duties and functions of the President. In the event that a vacancy occurs in the office of the President of the Organization, the Vice President shall automatically become the President and assume the duties and responsibilities of such office.

Section 3: Secretary  
The Secretary shall keep the minutes of all meetings of the membership and Board of Directors. The Secretary shall maintain a roster of all members, including addresses and other pertinent information relating to them The Secretary shall be required to read, at the request of the President, or other presiding officer, the minutes of the preceding meeting. The Secretary shall be

in charge of all correspondence pertaining to the operation of the origination , together with the corporate seal.

Section 4: Treasurer

It shall be the duty of the Treasurer to collect and record all pledges and fees made to the corporation, together with all dues collected, and all business transactions of the corporation and report the same at each meeting. The Treasurer shall deposit all funds of the corporation in any bank or depository acceptable to the Board of Directors. The Treasurer shall disburse funds of the corporation by checks only. The checks shall be signed as directed by the Board of Directors.

Section 5: Director at Large

Directors at Large shall serve as voting members of the Board of Directors.

Section 6: The Duties of the Board of Directors shall consist of the following:

A. To meet as necessary to conduct the business of the Corporation. A majority of the Board of directors or the President may call such meetings as deemed desirable. No board meeting shall be held unless prior actual notice thereof is given to all Board members and the President.

B. The duly elected President shall act as Chairman of the Board of Directors.

C. Each member of the Board shall have one equal vote.

D. To carry public liability, personal injury and property damage insurance in force at all times with reputable insurance companies in sufficient amount to protect the Corporation from loss, and to carry such other types of insurance as deemed reasonable by the Directors.

E. The annual meeting of the Board of Directors each year shall be held in conjunction with the annual membership meeting.

F. To actively assume full responsibility for conducting and maintaining the Corporation and all activities pertaining thereto, and function as the Policy making group of the Corporation in accordance with these by-laws.

G. Any of the Board member may resign at any time giving written notice to the President of the Corporation. Any and all of the Directors may be removed at any time by appropriate resolution adopted by the majority of the members of the corporation.

ARTICLE VII  
Membership and Voting Rights

- Section 1: Since this is a non-profit Corporation, no stock shall be issued. Voting rights are acquired by membership only.
- Section 2: Each property owner may become certified by the onetime only payment of \$100.00 membership fee. Regardless of how many lots he or she owns. This membership is non-refundable and non-transferable.
- Section 3: Property owner must be a member in good standing to vote (All dues and fees paid). Member will have (1) one vote for each household. Member's vote is automatically revoked if he or she is in default of any dues or fees for three (3) months.
- Section 4: The Corporation may attach a lien to their property if a property owner is in default of fee payment for 1 year or more, or if the property is not in compliance with deed restrictions.
- Section 5: The Corporation shall have a regular annual meeting which shall be held during January of each year. The President, or a majority of the Board of Directors shall have the power to call a special meeting at any time they deem necessary, after actual prior notice to members.
- Section 6: At all meetings of the Corporation, fifty (50) percent of the Bona-Fide members shall be required to constitute a quorum. In the absence of a quorum, the meeting may be adjourned to the following Saturday and if at least fifty percent of the Corporate members be not present at such second meeting those members present shall constitute a quorum. Said membership may be represented by their personal attendance or by written proxy given to another to attend for them.
- Section 7: The proceeding of all meetings of the Corporation shall be in accordance with Robert's Rules of Order.
- Section 8: The membership of the Corporation shall consist of those property owners of record who join the Corporation and pay their dues as here-in- after provided.

ARTICLE VIII  
Committees

The President shall appoint such standing and special committees necessary for the best interest of the Corporation.

ARTICLE IX  
Membership

- Section 1: Only Bona-Fide property owners of the Lake Lorraine Subdivision shall be eligible for active membership in the Corporation.
- Section 2: The membership of the Corporation shall consist of those property owners of record (section 1) who join the Corporation and pay their dues as here-in-after provided.

ARTICLE X  
Application for a Membership and Dues

- Section 1: Active membership in the Corporation is herein granted to all such property owners as above described in Article IX.
- Section 2: Members who have not paid dues and /or fees for three (3) months will be dropped from the roll of active members, and voting privileges revoked.
- Section 3: Active members dropped from the membership roll under the provision of the preceding section may be reinstated by re-applying for membership in writing, after payment of current dues/fees and all delinquent dues/fees. Upon fulfillment of these requirements, said delinquent members will be regarded and treated as active members. All voting privileges restored.
- Section 4: Members whose dues or water charges are not paid in full may not cast a vote at any election or offer any name in nomination.
- Section 5: Payment of membership dues as herein stated shall entitle the owner of the property in Lake Lorraine Subdivision to become an active member of the Corporation and to have one (1) vote for each household, subject to the other provisions hereof.

ARTICLE XI

**Community rules established by the Board of Directors and made part of the By-laws of Lake Lorraine Civic Organization, Inc., (Lake Lorraine Subdivision). The By-laws shall refer to Lake Lorraine as the Lake and to Lake Lorraine Civic Organization, Inc., as the subdivision or Corporation.**

- Section 1: All property owners shall use good judgment regarding trash, tree limbs, and leaf burning. No toxic or offensive activity shall be carried on as to cause a nuisance, health or fire hazard to any property owner.
- Section 2: Each lot owner shall be required to keep his/her lot(s) clean and in a sanitary condition, and should any owner fail to do so, then the Board of

Directors have the right to give said owner 15 days written notice to place such lot(s) in a clean and satisfactory condition, and should he/she fail to do so, the Board of Directors have the right to have such lot(s) made clean and sanitary and the cost of the same shall be a valid obligation of the property owner. The recourse available, to the Subdivision, to recover any expense and lawyers fee shall be made in Small Claims Court. Property Lien or Homestead Foreclosure. There is no 15 day written notice on vacant lots for debris or grass mowing. Vacant lot owners are notified in writing annually, their lots must be maintained, free of debris and grass not to exceed 12" in height. Owners must acknowledge in writing they will maintain their lots and understand the deed restrictions and By-laws, Article XI, section 2. The board of directors, at their discretion, can have any vacant lot maintained with the current rate the subdivision charges to maintain single vacant lots. Double lots are charged as such.

- Section 3: No hunting in Subdivision , including the Lake. No firearms of any kind, including pellet guns are to be discharged within the subdivision.
- Section 4: No dirt or motor bikes shall be allowed on Subdivision property.
- Section 5: Dogs and cats may be kept, as pets, by property owners provided they are kept under control, and do not roam free in the Subdivision. No dogs or cats shall be bred or raised for commercial purposes, Property owners shall be restricted to any combination of cats or dogs for a total of three(3) pets.
- Section 6: All property owners have the right and obligation to order trespassers off the Lake area, and if necessary to call the Sheriff's Department to do so.
- Section 7: The Board of Directors will establish a three (3) member Architectural Committee to govern and protect the Deed restrictions, By-laws and aesthetics of the Subdivision.
- Section 8: No building shall be erected, placed or altered until the construction plans, specifications and location plan of the structure has been approved by the Architectural Committee. Construction approved copy to be on file.
- Section 9: No member shall begin pier construction or erect a new pier until he has notified the Board of Directors of the construction and proposed location for the pier and has received written permission of the Architectural Committee Construction approved copy to be on file. Piers shall not be more than twelve feet in length and may be used by any member. The length of 12' shall begin at the most level part of the shoreline. No pier shall be constructed closer than 24' from adjacent piers.

- Section 10: No sign of any kind shall be displayed to the public view on any lots except one (1) sign not to exceed more than five (5) square feet advertising the property for sale or rent. Three school spirits signs are approved, not to exceed 15 square feet.
- Section 11: No structure of a temporary character, trailer, tent or shack or garage or other outbuildings shall be used on any lot(s) at any time as a residence, either temporary or permanently.
- Section 12: No building material of any kind shall be placed or stored upon any lot(s) except during construction. The material shall be stored on the boundaries of said lot(s).

#### ARTICLE XII

##### Water Use and Fees

- Section 1: Water rates, tie-in, standby, reconnect and other fees shall be determined by the member property owners at the annual meeting as required to provide needed services and maintenance of facilities.
- Section 2: Delinquent water rates are handled by the water management company. All associated fees from delinquent payment are handled by the management company.

#### ARTICLE XIII

##### Subdivision Maintenance:

Maintenance fees shall be established by the member property owners at the annual meeting.

#### ARTICLE XIV

##### Lake and Fishing Privileges

- Section 1: All parties using the Lake shall do so at their own risk and benefit and Lake Lorraine Organization, Inc., or any of the Officers, Directors or any property owner shall not assume liability by reason of the use of said Lake.
- Section 2: No gasoline motors, seines or fish traps shall be used in said Lake, and No Swimming shall be allowed in Lake Lorraine. Bacteria from Pine Lake septic systems is possible in Lake Lorraine.
- Section 3: Only (1) trot line of the not more than 25 hooks shall ever be placed in said Lake by any owner. Line should not be left in position for over 24 hours. If line



remains in position for over 24 hours, property owners have the right to lower one end of the trot line to Lake Bottom to prevent trot line from being a nuisance to bait caster and boats.

- Section 4: No person shall release fish or chemicals into the Lake unless permission is obtained from the Board of Directors regarding game fish.
- Section 5: Members shall refrain from releasing their fishing minnows into the Lake.
- Section 6: Lake Lorraine property owners shall enjoy all fishing privileges. Fishing guests of property owners must be accompanied by the property owner if owner is not a subdivision resident. See **PART A-RESIDENTIAL COVENANTS #16** concerning guests.
- Section 7: Boats from other bodies of water should be washed with detergent before being launched into Lake Lorraine.
- Section 8: Lake Lorraine Civic Organization Inc., Marina is for the exclusive use of property owners and their guests. Guest will contact property owners prior to launching a boat and property owner shall accompany their guest to the launch site. A note indicating the owner's lot number shall be placed under the windshield wiper of the auto launching the boat. After launching the boat, the gate will be closed across the launch area and secured. Property owners will instruct their guest, that no trash, bottles, cans or debris of any nature will be left or deposited in the launch area.
- Section 9: Marina shall be under control of the Board of Directors.

#### ARTICLE XV

SENATE BILL 202 approved and enacted into law, by the Texas Legislature in 1987 relates to the liability of certain charitable organizations, including Home Owners Association, and their volunteer Directors and Officers.

#### ARTICLE XVI

SENATE BILL 206 approved and enacted into law in 1987, by the Texas Legislature, provides a mechanism for limitation of personal liability of Board members.

ARTICLE XVII

Document No's C-5283 and C-5285 regarding court action by Homeowner Association's against property owners to recover delinquent maintenance fees, The Supreme Court of Texas , July 1987, rendered a majority decision in favor of Homeowners Associations to collect and if necessary to foreclose on property and / or Homestead of delinquent owners. this course of action is available to Lorraine Civic Organization, Inc.

ARTICLE XVIII

If property owners shall violate or attempt to violate any of the Deed Restrictions Covenants or By-laws of Lake Lorraine Civic Organization, it shall be lawful for any other property owner in said Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any such Covenants, Deed Restrictions or By-laws, and either to prevent him or her or them from doing or to recover damages or other dues/fees for such violation available to the Subdivision for legal recourse in Small Claims Court. Property Liens or Homestead Foreclosure.

ARTICLE XIX

These By-laws may be amended at the annual property owners meeting if such amendment is approved by a majority of the property owners present.