

## **Key Ranch Estates POA Rules and Regulations - Amended 12/2023**

Although general restrictions may be contained within the CC&R's, POA's typically adopt separate (usually more lengthy and specific) "rules and regulations." The POA Board has discretion to adopt rules and regulations, provided they do not violate any state or federal law and do not conflict with the terms of the CC&R's.

Rules and regulations can cover anything from prohibiting broken cars and trash in your yards, to regulating the height of fences, or to having a closing time for their parks. The purpose of the POA is to do what's best for the common good and value of our community, regardless of whether all individual owners agree. Current owners should make themselves familiar with the rules and regulations and keep up with any changes. If you know of or witness someone in the community who violates these rules or deed restrictions, please make a note of it and contact a board member!

### **Community Center**

\$100 deposit will be required for all Members who reserve the Community Center. No exceptions. Deposit will be refunded once the Center has been inspected for cleanliness and the key returned.

No bounce house, water slides, or similar items are allowed to be used at the Community Center due to liability issues.

### **Parks and Ramps**

All parks/ramps facilities will close no later than 11:00pm. Fishing from the piers by property owners along with their guests is allowed after 11:00 pm, however all noise must be kept to a minimum.

No overnight camping in park areas is allowed.

Our parks/ramps are owned by Key Ranch Estates POA and used by those due paying members who have legal access. Members are responsible for the behavior of their guests, including damages. Any unauthorized use of the parks/ramps will be considered trespassing.

The parks/ramps in Key Ranch were designed to give "off water" lots access to the water. Each off-water lot has an easement at the rear of the property, which is the ONLY access to the closest park/ramp. To find an off-water lot's access route to a park/ramp, please visit our website. Each lot's easement is routed in red on the map section of our website. You are only able to use a park/ramp via your own off water lot and easement. Using property you do not own to access a ramp/park will be trespassing.

If you do not have access/easement to a park/ramp and need to occasionally launch or remove your watercraft, please visit our website to contact the Parks and Ramps Director.

No ground fires or burn piles are allowed in Key Ranch Estates POA parks.

Use of the Key Ranch Estates parks and boat ramps is a privilege to our Members and any misuse or dangerous use of the premises may result in the privilege being suspended.

Guests are not permitted to use Key Ranch Estates Parks/Ramps unless accompanied by the Key Ranch Estates POA Member. Member is defined as the person who pays the annual lot assessment and remains in good standing with no outstanding assessments.

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Under no circumstances are contractors with commercial vehicles/barges and/or heavy equipment allowed to use Key Ranch Estates POA Private Parks or Ramps. Public boat ramps are available on Cedar Creek Lake for these companies to utilize.

If a Member chooses to share the lock code for a secured ramp with anyone, that Member may lose their privilege of using that ramp.

Key Ranch Estates POA assumes no liability for accident or mishaps in the park or boat ramp area regardless of negligence or other circumstances. Parks/Ramps are to be used "at your own risk".

No Member shall leave a boat or any type of floating equipment tied up or anchored at any boat ramp. This type of activity interferes with other Members using the parks/ramps and will be viewed as a rule violation.

### **Summary of Certain Deed Restrictions**

No mobile, modular, park model, barndominiums, or tiny homes are allowed.

No undeveloped property may be used for storage, such as RVs of any kind, trailers, boats or other vehicles, unless you own a residence in Key Ranch Estates on the same lot or adjoining lot.

At no time can an RV, trailer, bus, tent, shack, garage, barn or other out-building be used on any lot at any time as a residence, either temporarily or permanently. No residence can be built with corrugated metal siding, such as the material commonly used for sheds, garages or workshops.

No garage, shed, shop or other outbuilding can be constructed on any lot unless there is a residence in Key Ranch Estates belonging to the same Owner on the same lot or a lot owned by the same Owner directly adjoining on either side of the lot on which the residence resides, not across the road.

No lot shall be occupied, leased or rented unless the owner has obtained written consent by a majority of the Owners of the 15 closest building sites (lots) included within Key Ranch Estates.

The living space for any residence must be a minimum 1000 square feet. All residences must be site built and no dwelling can be constructed elsewhere and moved into Key Ranch Estates.

Deed Restriction violations are subject to fines established by Key Ranch Board of Directors.

Before beginning any construction, which requires approval, you must secure a construction permit from Key Ranch Estates POA. All appropriate paperwork shall be included in your request for a permit, which includes your property survey, drawings showing all lines and setbacks, and written description.

If any construction is found to be in violation of our deed restrictions, the Member will receive a cease construction letter, and all construction must immediately cease, until the violation is corrected. Failure to cease construction upon notice will result in a daily fine of up to \$200, beginning on the date of said notification, and continuing until on site confirmation that construction has in fact ceased.

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**FEE SCHEDULE FOR KEY RANCH ESTATES POA PROPERTIES:**

|   |                  |
|---|------------------|
| Dues per Lot  | \$50 Annually    |
| Late Fee to be charged per lot on unpaid dues as of July 11       | \$10             |
| Additional late fee per lot if not paid by August 15              | \$10             |
| Additional late fee per lot if not paid by September 30           | \$10             |
| Mowing Undeveloped Lots   | \$47.50 Annually |
| Late fee to be charged per lot on unpaid mowing fee as of July 11 | \$10             |
| Resale Certificate Preparation                                    | \$300            |
| Updated Resale Certificate Preparation                            | \$75             |
| Real Estate Transfer Fee per transaction                          | \$75             |

**Building Permit Fees:**

|                  |       |
|------------------|-------|
| New House Permit | \$350 |
| Addition         | \$125 |
| Deck             | \$25  |
| Porch            | \$25  |
| Garage           | \$25  |
| Carport          | \$25  |
| Storage Building | \$25  |
| Fence            | \$25  |
| Driveway         | \$25  |