

**RULES AND REGULATIONS
RELATING TO
THE USE OF THE LAKE IN COPPER BEND**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

RECITALS:

1. CC Spring Cypress Residential 56.41, L.P., a Texas limited partnership, as Declarant, caused the "Declaration of Covenants, Conditions and Restrictions for Copper Bend at Indian Trails" (the "Declaration") to be recorded in the Official Public Records of Real Property of Harris County, Texas on January 28, 2019 under Clerk's File No. 2019-35116.

2. The Declaration defines "Common Area" to include all real property and improvements owned or maintained by Copper Bend at Indian Trails Community Association, Inc. (the "Association") for the common use and benefit of the Owners and authorizes the Association to adopt rules and regulations governing the use of the Common Area.

3. Restricted Reserve "F" is restricted for use as detention, landscape and open space; the Reserve also serves as a recreational lake.

4. Restricted Reserve "F" (hereafter referred to as the "Lake") is Common Area; accordingly, the Board of Directors of the Association desires to adopt Rules and Regulations relating to the use of the Lake.

WITNESSETH:

NOW, THEREFORE, the Board of Directors of the Association hereby adopts these Rules and Regulations relating to the use of the Lake.

**A.
INTRODUCTION**

The use of the Lake is a privilege to be exercised in a safe and courteous manner with respect to other persons who use the Lake and persons who own property adjacent to the Lake. The right to use the Lake may be temporarily suspended or permanently prohibited by the Association as a result of the failure of the Resident (as herein defined) or the Resident's family members or guests to comply with these Rules and Regulations.

EACH PERSON WHO USES THE LAKE DOES SO AT HIS/HER OWN RISK. EACH RESIDENT, FOR HIMSELF/HERSELF AND ON BEHALF OF HIS/HER FAMILY MEMBERS AND GUESTS, BY VIRTUE OF THE ACCEPTANCE OF A DEED TO A LOT IN THE COMMUNITY AND/OR BY VIRTUE OF USING THE LAKE, RELEASES DECLARANT, THE ASSOCIATION AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS, FROM ANY LIABILITY RELATING TO THE USE OF THE LAKE AND AGREES

RP-2019-294065

TO INDEMNIFY AND HOLD DECLARANT, THE ASSOCIATION AND THEIR RESPECTIVE OFFICERS, DIRECTORS, EMPLOYEES AND AGENTS, HARMLESS FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, DEMANDS, LOSSES, CAUSES OF ACTION, AND DAMAGES IN ANY WAY RELATING TO THE USE OF THE LAKE BY SUCH RESIDENT AND/OR SUCH RESIDENT'S FAMILY MEMBERS AND GUESTS.

As used herein, "Resident" means a person who occupies a Residential Dwelling on a Lot in Copper Bend as his/her principal residence, whether or not that person owns the Lot and Residential Dwelling. As indicated above, the term "Lake" is used in reference to Restricted Reserve "F"; the Reserve (and, therefore, the Lake), includes both the area of the Reserve covered by water and the land area within the Reserve that is not covered by water. Other capitalized terms used in these Rules and Regulations have the same meanings as that ascribed to them in the Declaration.

B.
GENERAL PROVISIONS

1. The Lake is for the use of Residents. Guests of Residents may use the Lake; however, a guest must be accompanied by a Resident at all times when in the Lake. All Residents using the Lake must be able to at all times show proof of residency.

2. The water depth in the Lake will vary. At times, the water depth may be shallow. Residents and their guests are required to use caution at all times and remain cognizant of floating and submerged debris.

3. The following acts are prohibited:

- a. The introduction of fish or other aquatic species into the Lake;
- b. Feeding coots, egrets, ducks, and geese in the Lake;
- c. The possession or consumption of alcoholic beverages in the Lake;
- d. The use of glassware in the Lake; and
- e. Creating any type of open fire in the Lake.

4. Quiet hours are from sunset to sunrise. During quiet hours, Residents and their guests may not engage in any activity that produces excessive or disturbing noise. By way of example and not in limitation, the use of generators, radios, and other sound producing equipment during quiet hours is prohibited.

5. When leaving the Lake, trash and personal items must be removed.

6. Snakes or animals may be present in the Lake. Residents are requested to contact the Association if they observe an animal in the Lake that may be dangerous or that is otherwise not desirable in the Lake.

7. Birds and other wildlife are not to be harmed or harassed.

C.
SWIMMING AND BOATING

1. Swimming in the Lake is prohibited.
2. The use of any type of motorized boat in the Lake is prohibited.
3. The use of a sailboat in the Lake is prohibited.
4. The only types of boats or watercraft that may be used in the Lake are kayaks, canoes and rowboats.
5. The use of electronic equipment or devices that generate sound or music in the Lake is prohibited.
6. A kayak, canoe or rowboat must be removed from the Lake after use; keeping or storing a kayak, canoe or rowboat anywhere within the Lake is prohibited.
7. Only a Resident and a Resident's guest are permitted to use a kayak, canoe or rowboat in the Lake.
8. A kayak, canoe or rowboat used in the Lake may not display any type of business or commercial logo or advertising. As used herein, "business or commercial advertising" includes, without limitation, the name telephone number, website or other information relating to any type of business enterprise. This rule is not applicable to the display of the name of the manufacturer of the kayak, canoe or rowboat as initially set forth on the kayak, canoe or rowboat by the manufacturer.
9. The use of a kayak, canoe or rowboat in the Lake between sunset and sunrise is prohibited.
10. The use of inflatable rafts and toys in the Lake is prohibited.
11. All children under the age of thirteen (13) years must wear a life jacket while in a kayak, canoe or rowboat in the Lake.

D.
FISHING

1. Fishing is allowed in the Lake for Residents and their guests; however, a guest must be accompanied by a Resident at all times. Since the Lake is a private lake, a Texas Fish & Wildlife fishing license is not required.
2. Only catch and release fishing is permitted in the Lake.
3. Trot lines (or lines that are left in the water overnight) are prohibited.

4. Cast nets, trawl nets, or gill nets are prohibited.

E.
VIOLATIONS

Violations of these Rules and Regulations will be classified as minor or major. Any violation in which life safety was jeopardized or injury actually occurred is considered to be a major violation.

Minor violations will be processed as follows:

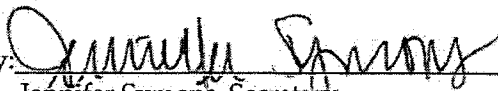
- First minor violation by a Resident or the guest of a Resident in a calendar year will result in a letter being sent to the Resident.
- Second minor violation by a Resident or the guest of a Resident in a calendar year may result in the suspension of the Resident's privileges to use the Lake for a period of time not exceeding sixty (60) days.
- Third minor violation by a Resident or the guest of a Resident in a calendar year may result in the suspension of the Resident's privileges to use the Lake for a year.

Major violations will be processed as follows:

- All major violations will be reviewed by the Board of Directors of the Association.
- The Board of Directors will determine whether the Resident is to be suspended from use privileges for a specific period or permanently prohibited from using the Lake.

I hereby certify that I am the duly elected, qualified and acting Secretary of the Association and that the foregoing Rules and Regulations Relating to Use of the Lake in Copper Bend was approved by the vote of the Board of Directors of the Association at a meeting duly called and held on the 2nd day of July, 2019 at which a quorum was at all times present, to be effective upon recording in the Official Public Records of Real Property of Harris County, Texas.

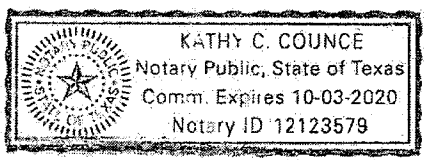
COPPER BEND AT INDIAN TRAILS
COMMUNITY ASSOCIATION, INC.

By: 
Jennifer Symons, Secretary

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 2nd day of July, 2019 personally appeared Jennifer Symons, Secretary of Copper Bend at Indian Trails Community Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.

Kathy C. Counce
Notary Public in and for the State of Texas



RP-2019-294065

RP-2019-294065
Pages 8
07/09/2019 01:54 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
DIANE TRAUTMAN
COUNTY CLERK
Fees \$40.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Diane Trautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

RP-2019-294065