



# OAK ACRES

## PROPERTY OWNERS ASSOCIATION, INC.

### OAK ACRES BOAT SLIP RULES AND REGULATIONS

#### 1) Boat Slip Committee

- a) The "Boat Slip Committee" will be the governing board over the North Park, boat slips. The "committee" will consist of three (3) boat slip owners, and three (3) "non" boat slip owners. The existing POA president will be on the committee to provide a "swing" vote, if necessary.
- b) One committee member, preferably a boat slip owner will be selected to "lead" the committee.
- c) The "Boat Slip Committee" will be selected at the general meeting of the "Oak Acres Property Owners Association" for a **three year term**. The selection of the committee will be nominated and voted by the attendees of the annual meeting.
- d) The "Boat Slip Committee" will be responsible for updating and enforcing the "Boat Slip Owners Conduct Rules and Regulations" in compliance with the rules and regulations of the Tarrant Regional Water District (TRWD).
- e) Jurisdiction of the "Boat Slip Committee" will consist of the North Park Community Dock beginning at the entrance of first/initial boat slip of the pier. A locked and gated entrance will separate the "Boat Slip Owners" from the community portion of the pier. The POA will have access and use of the pier from the shore to the gated entrance of the boat slip owners section.

### OAK ACRES BOAT SLIP OWNERS - CONDUCT RULES AND REGULATIONS

- 1) Responsibilities and maintenance of the North Park pier will be divided between the boat slip owners and the Oak Acres POA. The POA will maintain the walkway area from the shoreline to the gate entrance. The boat slip owners will have responsibility and maintenance beginning at the first boat slip through the end of the pier.

- 2) Boat slip owners **must** have legal ownership of property in Oak Acres. Owners **must** be current or have arranged a Payment agreement with the POA to satisfy maintenance fees to maintain a boat slip in Oak Acres North Park.
- 3) Boat slip owners will initially be responsible for an annual \$100.00' "Boat Slip Maintenance Fee". The "Boat Slip Committee" and the "Oak Acres POA Board" will determine the annual fee jointly. This fee will be included in the invoice of the annual POA maintenance fees. (Note: A predetermined annual percentage of these funds will cover Annual Fees levied by Tarrant Regional Water District(TRWD) fees, electric service, lighting of the North Park, North Park property taxes and general liability insurance for Oak Acres POA. "Boat Maintenance Fees" will be documented as a separate account of the general funds. The "Boat Slip Committee" will determine the use of any excess funds annually.
- 4) Boat slip owners must maintain their slips in compliance with the rules and guidelines of the "Tarrant Regional Water District" (TRWD) and the "Oak Acres Boat Slip Committee".
- 5) Any new construction **must be pre-approved** by the "Oak Acres Boat Slip Committee", followed by authorization and a permit from the "Tarrant Regional Water Board District".
- 6) Existing slip/slips that are "non-compliant" with TRWD and/or "Oak Acres POA Boat Slip Committee" will be provided appropriate notification of the "non-compliance" and a proper time schedule to repair. Non-compliance of this request will result in forfeiture of the slip. Any appeal by the boat slip owner would initially be to the "Boat Slip Owners Committee" followed by appeal to the "Oak Acres POA, Board of Directors".
- 7) **Non-payment of POA maintenance fees and/or boat slip fees will result in loss of your boat slip. A thirty (30) day notice will be sent to the boat slip owner with the right of appeal to the "Oak Acres Boat Slip Committee" followed by an appeal to the Oak Acres POA, Board of Directors.**
- 8) Slip/slips available due to non-payment of fees and non-conformance of rules and regulations will be auctioned to the highest bidder. A minimum notice of 30 days will be provided to the Oak Acres POA before an auction will be held. The starting bid will be based on the delinquent fees and/or any fees generated to attain compliance.  
  
\*If the owner is delinquent on any fees, this balance will be settled initially. Any monetary amount above the fees received will be returned to the owner.
- 9) Purchase of a boat slip **DOES NOT** negate original owner's debt of POA maintenance or "Slip" fees. The new owner will be responsible for the fees and should include this amount in the negotiations with previous owner. Oak Acres POA must authorize any new ownership of slips. Authorization will require payment of any/all delinquent POA fees before release of the slip.

- 10) Access to the boat slips will be controlled by key entry. This access will be limited to immediate family and/or friends accompanied by the boat slip owner(s). To protect the rights and possessions of the slip owners, passing of the keys/access will not be acceptable. NO key duplication is permissible. Any key duplication will result in forfeiture of key rights and potential prosecution by the POA. Replacement cost of a lost key will be a minimum of \$100.00 or a price determined by the "Boat Slip Committee".
- 11) Property owners that are current on their annual maintenance fees can purchase an annual "pass" for fishing access at the end of the pier. This fee will be the same as the "boat owner's maintenance fee". This will only provide authorization to fish at the end of the pier. Fishing within the slips will not be authorized **without the written permission** of the specific slip owner. Non-compliance will be subject to forfeiture of key and rights to the boat slip area, with the right of appeal to the Boat Slip Committee followed by the Oak Acres POA, Board of Directors.
- 12) Boat slip owners that have paid their POA maintenance fees and boat slip fees will be assigned one (1) boat slip access key. Passing or duplication of the keys will forfeit your rights to the boat slip and common walkway area of the pier.
- 13) All maintenance and repair within the peripheral area of your boat slip will be your responsibility as a boat slip owner. Any damage to the front/common walkway will require immediate attention and correction for safety concerns.
- 14) Boat slip owners must secure the water vessel in the slips in such a manner that no damage will occur to the front or common walkway of the pier or adjoining boat slip.
- 15) Boat slip owners and property owners with passes will be responsible for any damage to the main pier or common walkway created by Boat Slip Owner's or their quest.
- 16) Boat slip owners and property owners with passes will be responsible for cleaning up and disposal of their trash.
- 17) **NO glass containers will be allowed on the pier or common walkway.**