

**BOARD DIRECTIVES
OF THE
HORSESHOE BEND HOMEOWNERS ASSOCIATION**

**DIRECTIVE I.
LILY PAD CONTROL**

The Lake Management Committee and property owners are to adhere to the guidelines cited below in the management and control of lily pads on the Association lake:

1. The Lake Management Committee has sole authority to utilize chemical applications for lily pad control.
2. Chemicals utilized must be endorsed by one or more of the following agencies: Texas Parks and Wildlife Department, Texas A&M Agricultural Extension Service, or the U. S. Corps of Engineers.
3. Chemical applications are restricted to an area not to exceed 20 feet in any direction from the edge of a dock/pier and a 10' wide boat lane extending from this area to open water. A property owner seeking a wider area of application must submit a variance request to the Lake Management Committee. Final approval will rest with the Board of Directors.
4. Individual property owners are permitted to utilize manual or mechanical means of lily pad removal in the immediate area of their property, not to exceed 20 feet in any direction from the edge of their dock/pier.
5. The Lake Management Committee is empowered to make additional chemical applications when deemed appropriate for the improvement of angling opportunities or aquatic habitat. Such decisions shall require a favorable vote of a majority of the committee as a whole and prior approval from the Board of Directors. The cost for such chemical applications will be borne by the Association. (08/03/2002)

**DIRECTIVE II.
OUTDOOR LIGHTING**

Any street light type lighting with dusk-to-dawn or other continuous night time lighting must be equipped with deflective shields of a type that prevents unwanted lighting of common areas (including the lake) and/or other homeowner's property. Such existing lighting must be deflected to comply with this directive. (08/2004)

**DIRECTIVE III.
TEMPORARY TOILETS FOR USE DURING CONSTRUCTION**

Contractors must furnish portable toilets for the construction crew's use during construction. (08/2004)

**DIRECTIVE IV.
ARCHITECTURAL COMPLIANCE**

Association members are required to follow all current published "Architectural Compliance Procedures" for any construction project on their property. Please also refer to the ARCHITECTURAL COMPLIANCE PROCEDURES section that follows. (08/2004)

**DIRECTIVE V.
BULLETIN BOARD POLICY**

Items Allowed:

HSB Homeowner Association Notices – these take priority over all other notices.

Lost and Found Notices

For Sale Items – limited to HSB property owners and to be removed by person posting the notice within one (1) day of when item is sold

Business Services – limited to HSB property owners

Local Event Flyers – to be removed within one (1) day of event's end by person who posted notice

ALL NOTICES MUST HAVE THE NAME AND PHONE NUMBER OF THE PERSON POSTING THE NOTICE AND THE DATE OF POSTING. ANY NOTICES WITHOUT THIS INFORMATION WILL BE REMOVED. (01/14/2006)

**DIRECTIVE VI.
WIDTH OF DOCK OR PIER**

The maximum width of a dock or pier shall not exceed 20 feet, nor shall the total square footage for a dock or pier exceed 600 square feet. (passed 8/04/2007; amended 9/30/08)

**DIRECTIVE VII.
EASEMENT TO THE DAM**

No motorized vehicles are permitted on the dam or spillway. This requirement shall not extend to vehicles operating with the approval of the Board of Directors nor shall it prohibit members from vehicular access to either the easement or maintenance area at the North end of the dam. (Amended 03/08/2008)

**DIRECTIVE VIII.
BOARD AGENDA ITEMS**

Members wishing to submit items to be considered for a board meeting agenda must submit such items, along with any accompanying documentation, at least ten (10) days prior to the board meeting. (10/07/2006)

**DIRECTIVE IX.
USE OF DOGWOOD LODGE**

Members may use Dogwood Lodge for family related activities under the approved Use Policies and Contract for the Dogwood Lodge, beginning January 1, 2008. All activities will be scheduled and coordinated through the Hospitality Committee. (10/04/2007)

**DIRECTIVE X.
BOAT DOCKS OR PIERS**

1. No railing on a boat dock or pier shall exceed thirty-six inches (36") in height, nor have less than a six inch (6") minimum open space between the vertical posts.
2. Boat docks or piers may not be roofed, nor are boat houses permitted. (A boat house is a building especially designed for the storage of boats. Boat houses are also sometimes modified to include living quarters or other leisure facilities. –Wikipedia)
3. No boat lifts are permitted. (08/09/2008)

**DIRECTIVE XI.
HOUSEBOATS**

No houseboats are permitted on the lake. (A houseboat is a boat that has been designed or modified to use primarily as a human dwelling. – Wikipedia) (08/09/2008)

**DIRECTIVE XII.
WIND TOWERS**

No wind towers are allowed in Horseshoe Bend. (12/6/08)

**DIRECTIVE XIII.
PROCEDURES FOR HANDLING POSSIBLE COMPLIANCE ISSUES**

Do:

- Contact a member of the Compliance Committee or the Board of Directors if you observe a possible compliance issue.
- Remember that time is of the essence and make contact with the Compliance Committee or board member as soon as possible either in person, by telephone call or by an email marked “Urgent.”
- Provide a clear description of the situation and explain what you perceive to be out of compliance.

Do Not:

- Confront a homeowner as an individual or as a member of any Horseshoe Bend Homeowners Association committee personally about a possible or potential compliance issue.
- Represent, directly or indirectly, to the homeowner that you are acting on behalf of the Compliance Committee or the Board of Directors.
- Routinely “police” the community looking for possible compliance issues. (3/7/09)

**DIRECTIVE XIV.
BOATS OR WATER CRAFT OF ANY TYPE LEFT AT COMMON AREAS**

Boats or water craft of any type can only be left at a common area for a maximum of three (3) days and nights. (10/3/09)

**DIRECTIVE XV.
NSF CHECKS**

Association members will be charged a \$20.00 fee for any check paid to the Association and returned by the bank due to Non Sufficient Funds (NSF). (4/17/10)

DIRECTIVE XVI. FLAG DISPLAY

To the extent required by 202.011 of the Texas Property Code, Owners are entitled to display Permitted Flags, and to install a Freestanding Flagpole on their property for the purpose of displaying the Permitted Flags subject to the following requirements and restrictions:

Permitted Flags - Only the following flags may be displayed from a Freestanding Flagpole, and are each limited in size to 3 feet tall by 5 feet wide:

- 1) the flag of the United States of America;
- 2) the flag of the State of Texas;
- 3) an official or replica flag of any branch of the United States Armed Forces; and
- 4) the Prisoner of War/Missing in Action (POW/MIA) flag recognized by the National League of Families and designated by Section of Public Law 101-35 (36 U.S.C. 198).

Flag Display – Display of Permitted Flags from Freestanding Flagpoles shall comply with the following:

- 1) The flag of the United States must be displayed in accordance with 4 U.S.C Sections 5-10.
- 2) The flag of the State of Texas must be displayed in accordance with Chapter 3100, of the Texas Government Code.
- 3) No flag of any type may be draped over or directly attached to structures. For example, no flag may be laid across a fence, stapled to a garage or entry door or used as a window covering.
- 4) A displayed flag, and the Freestanding Flagpole on which it is flown, must be maintained in good condition. Any deteriorated flag, or deteriorated or structurally unsafe flagpole shall be repaired, replaced, or removed by the Owner.

The Horseshoe Bend Compliance Committee is empowered to enforce this directive. This directive shall become effective on August 19, 2012 and shall apply to all new installations of Freestanding Flagpoles and to the display of Permitted Flags. (approved by vote of the Association on 10/6/12).

**DIRECTIVE XVII.
RESALE CERTIFICATE**

A fee in the amount as established and approved by the Board of Directors shall be charged for the issuance of a resale certificate for any property subject to mandatory membership in the Horseshoe Bend Homeowners Association subject to the requirements under Chapter 207, of the Texas Property Code. A separate fee in the amount as established and approved by the Board of Directors for the issuance of an updated resale certificate shall be charged in accordance with Section 207.003 (c) of the Texas Property Code. These fee charges are to cover the assembly, copying, and delivery of the information required by the Code. (8/6/16)