

**Eastland County  
Cathy Jentho  
County Clerk  
Eastland, TX 76448**

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(Parties listed above are for Clerks reference only)

**\*\*Examined and Charged as Follows:\*\***


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**\*\*\*\*\*DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT\*\*\*\*\***

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.



I hereby certify that this instrument was filed on the date and time stamped herein and was duly recorded in the Official Public Records of Eastland County, Texas



Cathy Jentho  
Eastland County Clerk

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**Record and Return To:**

HIDDEN SHORES ON LAKE CISCO POA  
P. O. BOX 200145  
AUSTIN, TX 78720



# Declaration

## HIDDEN SHORES ON LAKE CISCO BOAT DOCK, LAUNCH, BEACH, AND PARK AREA RULES (RECREATIONAL AREA)

The use of the Boat dock, launch, beach, and park area (hereinafter referred to as "RECREATIONAL AREA") is a privilege to be exercised with due regard for the law and safe boating practices, with respect for others who use them, and persons who own property adjacent to the area. An Owner's\*\* right to use the RECREATIONAL AREA may be temporarily or permanently revoked by the Association as a result of the failure of the Owner, Owner's family members, or guests to comply with these Rules and Regulations.

Each person who uses the RECREATIONAL area does so at his/her own risk. Each owner, 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 subdivision, Releases the Association and their respective officers, directors, employees and agents, from any liability relating to the Use of the RECREATIONAL AREA and agrees to indemnify and hold 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 RECREATIONAL AREA by such Owner, Owner's family members and guests.

1. Swimming is allowed from sunrise to sunset and only in the designated swim area.
2. Quiet times are from sunset to sunrise.
3. Under no circumstances is a boat permitted in the swimming area that is designated by ropes and/or buoys.
4. No glass containers permitted in the RECREATIONAL AREA.
5. Alcoholic beverage containers need to be concealed.
6. When leaving the RECREATIONAL AREA, trash and personal items must be removed.
7. Birds and other wildlife are not to be harmed or harassed.
8. The boat ramp is for the exclusive use of Owners and their accompanied guests.
9. Owners are only allowed to occupy one boat slip at a time. The Association is not responsible for and does not provide insurance for marine related accidents or for damage or loss to any vessel.
10. Guests must be accompanied by Owners at all times. Owners are responsible for all their guests.
11. The safety of each boat and the protection of the docks from damage is the responsibility of the owner. The cost to repair damage incurred to the dock is chargeable to the owner. The owner is also chargeable for the removal of any boat deemed by the Board to be a safety hazard or have the potential to cause damage to the dock.
12. No anchoring or mooring is permitted that could block launch ramp
13. No boat may be left unattended at launch area.
14. No trailer or boat may be stored at launch area, and all trailers must be attached to a vehicle with a membership decal.
15. Lost or Stolen decal replacement is \$5.00.
16. The use of the dock or boat slip for commercial ventures is strictly prohibited. No signs of any kind can be attached to a boat while docked, example: For Sale; Charter for Hire, etc.
17. Nothing is to be dumped overboard while docked. Examples include garbage, food containers, fuel or oil, sanity waste, etc.
18. Children under 12 years of age must be accompanied by an adult while on the boat dock. Playing on, running, or swimming from the docks is prohibited.
19. The cost to repair damaged incurred to ANY part of the RECREATIONAL AREA by the owner, Owner's family members and guests is chargeable to the owner.
20. The Owner must always have their membership card while using the RECREATIONAL AREA. There will be a Lost or Stolen replacement fee of \$20.

21. The Board has the responsibility and authority to ensure that all boat dock regulations are enforced to preserve and protect the RECREATIONAL AREA. Upon receiving notification, boat slip use violators will be given 24 hours to comply or face subsequent fine and/or removal of their vessel from the property at their expense.\*
22. Owners must be able to produce their membership card upon request from any Common Use Facilities Committee member.

**FINES/PENALTIES FOR VIOLATING RULES**

Upon recommendation of the Common Use Facilities Committee, the Board may apply the following actions for violation of the HIDDEN SHORES AT LAKE CISCO RULES AND REGULATIONS.

- First violation – a written warned with no action taken beyond notation of the violation in minutes. Sec. 8.11\*
- Second violation – Written notification and fine of \$50
- Third violation – An Owner’s right to use the RECREATIONAL areas may be temporarily or permanently revoked by the Association as a result of the failure of the Owner, Owner’s family members, or guests to comply with these Rules and Regulations.

\*The Board may take any action necessary to ensure the safety and enjoyment of the RECREATIONAL AREA and as such, if the Board deems the violation a safety issue, it may remedy the violation IMMEDIATELY at the Owner’s expense without notice.

\*\*Owner is defined in the Declaration Section 1.16.

**CERTIFICATION**

I hereby certify that, as President of the HIDDEN SHORES ON LAKE CISCO Property Owners Association, Cisco, TX., the foregoing Collection Policy and Payment Plan Policies were approved on the 19th day of August, 2020 at a meeting of the Board of Directors at which a quorum was present.


DATED, this the 2<sup>nd</sup> day of September, 2020.

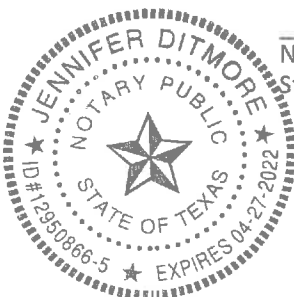


Athena J. Black, President  
HIDDEN SHORES ON LAKE CISCO, CISCO, TX

STATE OF TEXAS  
COUNTY OF Taylor

This was acknowledged before me on this 2<sup>nd</sup> day of September 2020 by TX DL

  
Notary Public  
State of Texas



After Recording Please Return To:  
HIDDEN SHORES ON LAKE CISCO POA  
PO Box 200145  
Austin, TX. 78720