

# **TWIN HARBORS PROPERTY OWNERS ASSOCIATION, INC.**

**274 Valleyview Drive, Onalaska Texas 77360  
936-646-2242**

**AS A PROPERTY OWNER IN THE TWIN HARBORS SUBDIVISION, I AGREE TO  
ACT IN ACCORDANCE WITH THE FOLLOWING RULES GOVERNING USE OF THE  
TWIN HARBORS RECREATIONAL AREA.**

## GENERAL RULES

1. A Twin Harbors property owner shall be that individual whose name is listed on the Polk County Tax Records as property owner; however, if a purchase has not been recorded by Polk County, THPOA records must reflect ownership. A property owner must be current on all maintenance fees and special assessment fees to use all recreational facilities.
2. A renter of a Twin Harbors property shall be entitled to use all recreational areas if the property owner is current on all regular maintenance fees and special assessment fees and has provided THPOA with a written notice accepting responsibility for the action of the renter, family and guest of the renter. The THPOA office has a responsibility notice for the property owner to sign.
3. Property owners, all children and parents of property owner living with property owner are considered immediate family.
4. All keys, clubhouse and boat ramp, are the property of THPOA. Keys must be returned when the property owner ceases to own property in Twin Harbors.
5. Keys may never, under any circumstances, be loaned.
6. Any key found in the possession of anyone other than a property owner, immediate family member, or a registered renter will be confiscated and the key deposit forfeited.
7. Reporting to the THPOA board any violation of recreational area rules is the responsibility of all property owners.

## CLUBHOUSE AND SWIMMING POOL RULES

1. The swimming pool is open from May 1st to September 30th of each year. Pool hours are 10:00 AM to 9:00 PM.
2. The clubhouse picnic area is open daily all year. Picnic area hours are 10:00 AM to 9:00 PM.
3. An immediate family member must accompany all children under the age of eighteen (18) years of age.
4. A property owner or an immediate family member eighteen (18) years of age and older, must accompany all pool guests. A maximum of four (4) pool guests may accompany a property owner or an immediate family member for a single visit.
5. Each property owner shall be entitled to one (1) clubhouse/pool key with a deposit of \$15.00. Deposit refunded when key is returned. Keys are available at the clubhouse.

6. A Twin Harbors property owner may provide their clubhouse/pool key to a renter or a second key may be obtained for the renter if the property owner owns two Twin Harbors homes. An additional deposit of \$15.00 is required for each key.
7. Replacing a lost key requires a deposit of \$50.00 for each additional key.
8. The clubhouse/pool gate is to be closed and locked after every entrance or exit.
9. Proper swimming attire is required in the pool. Cutoffs or babies without diapers are not permitted.
10. No glass containers are allowed in the clubhouse/pool area.
11. No alcoholic beverages are allowed in the clubhouse/pool area.
12. No beverages, smoking or eating allowed in the pool area.
13. No pets are allowed in the clubhouse/pool area.
14. Music must be kept to a minimum level so as not to disturb others.
15. No running, horseplay or diving allowed in the pool area.
16. No running or horseplay allowed in the picnic area.
17. Onalaska Police will remove drunken or disorderly individuals from the clubhouse/ pool area. Call 911 and ask for assistance.
18. Athletic type shoes must be worn in the basketball, volleyball and tennis court areas.
19. All property owners must register on the pool sign-in sheet when using the pool. On the sign-in sheet a property owner must legibly print their name, list the number of individuals in the group and provide their key number.
20. Property owners and guests must follow all posted or published rules governing the use of pool, picnic and athletic areas.

BOAT RAMP AREA RULES

1. The boat ramp area is open twenty-four a day, all year.
2. Each property owner shall be entitled to one (1) boat ramp key with a deposit of \$5.00. Deposit refunded when key is returned. Keys are available at the Clubhouse.
3. A Twin Harbors property owner may provide their boat ramp key to a renter or a second key may be obtained for the renter if the property owner owns two Twin Harbors homes. An additional deposit of \$5.00 is required for each key.
4. Replacing a lost key requires a deposit of \$50.00 for each additional key.
5. Vehicles and trailers are not permitted to park on the grass.
6. The boat ramp is to remain locked except when loading or unloading a boat.

Written complaints will be confirmed and if substantiated the property owner will be notified and suspended from using all recreational areas for sixty (60) days. A second offense will result in a suspension from all recreational areas for twelve (12) months. A property owner has the right to appear before the board to appeal any suspension.

\_\_\_\_\_  
 Name of Property Owner                      Lot(s) owned                      Date                      Key Number

\_\_\_\_\_  
 Signature of Property Owner