

**LAKESIDE BEACH CIVIC ASSOCIATION
PROPERTY OWNERS HANDBOOK**



2018-2019

October 2018

To: Lakeside Beach Residents & Property Owners
From: Lakeside Beach Civic Association
Re: Residents Handbook

Dear Lakeside Beach Residents & Property Owners,

If you are new to Lakeside Beach, welcome to our community, and if you are a long-time resident – oh, how we have grown! Lakeside Beach (and Lakeside Beach Unit 2) as platted in 1960, consists of 476 lots. Eight of these lots are owned by Lakeside Beach Civic Association, and the remaining 468 lots are owned by a total of 250 property owners. There are currently 124 homes in the neighborhood, and we are seeing construction of 5-6 new homes/year. It's a lot of people and activity to keep up with!

As the number of home owners, full time residents, and renters in our community continues to grow, **we want to make sure that everyone has a clear understanding of the subdivision covenants, rules & regulations, and governance process.** To that end, we have created this handbook for residents and property owners to help address some of the most frequently asked questions.

For your convenience, **a full set of set of Subdivision Covenants, Civic Association Bylaws, Architectural Guidelines, and Rules/Restrictions are posted on our website and are available for download as PDF files.** Visit www.mylakesidebeach.com and register as a home or property owner to be granted access.

As most of you are aware, the Civic Association is run by a completely volunteer board. In addition to managing the property of the subdivision and upholding the covenants, our goal is to make this subdivision a SAFE, CLEAN and FRIENDLY community. We appreciate each of you helping in that effort and encourage you to get involved! We always need volunteers to help out with social events, neighborhood watch, trash pickup, landscaping, and monitoring the swimming pool. Please contact us if you would like to get involved. We could really use the help!

As our once-sleepy neighborhood continues to be discovered, we appreciate everyone doing their part to protect and preserve our very special neighborhood.

Sincerely,
Lakeside Beach Civic Association
2018/19 Board of Directors

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This handbook was prepared for the convenience of our property owners. A full set of the Lakeside Beach Restrictions, Civic Association Bylaws, Architectural Control Guidelines, and Rules/Restrictions are posted on our website and available for download. In the event of a conflict between this handbook and the Lakeside Beach Restrictions, Civic Association Bylaws, Architectural Guidelines, etc. (the "Governing Documents") the Governing Documents shall control, supersede and govern over anything found in this handbook.

Visit the website at www.mylakesidebeach.com to register as a home or property owner to be granted access to the Lakeside Beach Governing documents.

CIVIC ASSOCIATION GOVERNANCE

Lakeside Beach Civic Association is a non-profit corporation established to create, acquire, maintain and protect recreational and other facilities and services of common benefit to the property and homeowners in Lakeside Beach.

FISCAL YEAR

The Fiscal year of the corporation begins on April 1st of each year and ends March 31st of the following year.

ANNUAL MEETING

The annual meeting of the members for the election of a Board of Directors and other business is typically held the 1st or 2nd week of May with notice given via US mail no less than 10 days in advance. All property owners are encouraged to attend. Voting is conducted on the basis of one vote per lot owned.

MANAGEMENT

Business and affairs of the corporation are managed by the Lakeside Beach Civic Association Board of Directors along with all architectural control responsibilities. The five-member board consists of a President, 2 Vice Presidents, a Secretary and Treasurer.

REGULAR BOARD MEETINGS

Regular meetings of the board of directors are typically held the 3rd Thursday of each month, at 6:30pm, in the Community Center. Board meetings are open to all property owners. Any topic a member wishes to have placed on the agenda for discussion must be submitted, in writing, to the Board Secretary one week in advance of the meeting date. Always check the website to make sure the meeting date has not changed.

ANNUAL DUES/ASSESSMENTS

Annual dues for members are currently \$150/lot, are secured by a lien in favor of the Lakeside Beach Civic Association and are to be paid annually. Annual dues/assessments are established by the board of directors and may be changed from time to time as the affairs of the corporation require. The money received from these assessments is used for general corporate purposes and oversight of all common facilities to maintain or improve the property and the subdivision for all residents.

ROAD ASSESSMENTS

All lots within Lakeside Beach are subject to an assessment, secured by a lien in favor of the Lakeside Beach Civic Association, on a front foot basis for one-half the cost of paving the street/streets on which such lot fronts. Corner lots are subject to an assessment for both the front and side street.

PAYMENT PLANS

In accordance with Section 209.0062 of the Texas Property Code the Lakeside Beach Civic Association has established an alternative payment policy for members who are delinquent in their assessments. Payment terms are dictated by state law. Contact officemanager@mylakesidebeach.com for details.

SUSPENSION OF PRIVILEGES

Property owners who fail to pay dues within 60 days of notice or fail to observe and comply with any provision provided for in any restrictions, rules or regulations applicable to the members' property and/or subdivision property may be suspended from access to all facilities owned, operated, and maintained by the Lakeside Beach Civic Association. This includes the swimming pool, community center, waterfront cabanas, waterfront walking path, boat ramp, and fishing dock.

SECURITY & SAFETY

FRONT GATE SECURITY CODES

Each Lakeside Beach property owner is assigned a personal security code to use for entry into the front gate. Do not share your gate code with anyone who might enter the subdivision inappropriately. Gate codes are individual and identifiable.

TEMPORARY FRONT GATE CODES

The Lakeside Beach Office Manager can set up temporary gate codes for contractors, workers, and short-term events. Please contact officemanager @mylakesidebeach.com at least 72 hours in advance to request a temporary code. We will need to know the name of the contractor and the requested dates of access.

LAKE ACCESS

Access to the lakefront requires a key fob (clicker) and all vehicles parked at the lake are required to have a valid Lakeside Beach vehicle permit posted on the bottom right of the front windshield. Guests in their own vehicles must have a guest pass form visible on their front dashboard.

KEY FOBS (CLICKERS) FOR FRONT AND LAKE GATE

Lakeside Beach Civic Association members in good standing may purchase key fobs (clickers) for \$35 each to allow access to the front gate and waterfront gate. Each household is allowed a maximum of 2 clickers.

POOL ACCESS

Access to the pool requires a dedicated pool key-card. Each household may purchase an annual pool key card and pass for \$25. Entrance into pool before or after hours is considered trespassing and charges will be filed. There is no lifeguard on duty and all users of the pool are required to sign a pool

agreement. Propping the pool gate open is a violation of insurance requirements and will result in pool closure.

VEHICLE PERMITS / STICKERS

Lakeside Beach is a private, gated community and access is restricted to property owners and invited guests. All Lakeside Beach residents parked in community areas (pool, lakefront, community center, and roadways) are required to have a current Lakeside Beach vehicle permit on their passenger side front window. Each household is allowed a maximum of two vehicle stickers. New stickers are issued each fiscal year after dues have been paid.

GUEST PASSES

Any guest vehicles on Lakeside Beach Property require a vehicle permit. Temporary guest passes can be obtained from any member of the board or from the office manager after completing a guest pass request. Please make arrangements at least 72 hours in advance by completing a guest pass request (available online). Beginning in FY 2019-2020 property owner's may also purchase an annual guest pass (\$20) if they anticipate frequent visitors.

RESPONSIBILITY FOR GUESTS

Property owners are responsible for any guests on the grounds and for adherence to all pool and waterfront rules, and adherence to speed limits. Anyone not adhering to the Lakeside Beach Rules will be requested to leave and guest privileges for the property owner may be revoked.

NEIGHBORHOOD WATCH / SECURITY VOLUNTEERS

To keep our neighborhood safe, clean and friendly, the Lakeside Beach Civic Association is always looking for volunteers to periodically visit the pool, lakefront, fishing dock, and grounds. If you are interested in serving on the neighborhood watch committee, please contact any member of the board.

SHARED FACILITIES

*Lakeside Beach facilities are for the **exclusive** use of property owners in good standing, their renters, and guests. Property owners are responsible for any guests on the grounds and adherence to all rules and restriction.*

COMMUNITY CENTER

The community center is available for any Lakeside Beach Property Owners to rent. A rental agreement must be signed by the responsible party. Rental fee is currently \$250/day. A \$100 refundable security deposit is also required. Contact the Lakeside Beach Office Manager (officemanager@mylakesidebeach.com) to make reservations.

ROADS/SPEED LIMIT

Parking or storage of any vehicles, trailers, or other items on subdivision roads is not allowed. As posted, the speed limit throughout the community is 20mph.

SWIMMING POOL ACCESS

Swimming pool access requires the purchase of a dedicated pool key-card and pass (\$25). A pool agreement must be signed by the responsible party before a pool pass and pool key are issued. Pool hours are 10am to 10pm each day, closed Tuesdays for maintenance and cleaning. The pool generally opens the week before Memorial Day Weekend and closes the first weekend in October.

SWIMMING POOL RULES

Use of the pool requires a valid pool pass and key card; no glass, no food or beverage is allowed in the pool per Texas State Law. There is no diving, and no jumping from waterfall. Gate may not be propped open. Community members must have a valid pool pass with them any time they are at the pool. There is a maximum of 4 pool guests per household. Private pool parties are not allowed.

WATER FRONT ACCESS

To maintain the privacy and security of the waterfront, lake access is only available via a gate clicker or annual guest pass. All vehicles parked on the waterfront must have a valid Lakeside Beach Vehicle Sticker, or an authorized guest pass. Unauthorized vehicles on the waterfront are trespassing and those vehicles may be towed at the owner's expense.

BOAT RAMPS – CABANAS – WALKING PATH

Anyone launching a watercraft must be a property owner or have a valid guest pass. The boat ramp is only for launching and loading watercraft. No swimming, fishing, playing or parking on or near the boat ramps. Swimming is prohibited within 50 feet of boat ramps. Vehicles must park in designated areas; there is no overnight parking of vehicles or watercraft; no overnight mooring of watercraft; no four wheeling on the grounds; no firearms or hunting at any time; fires are permitted in designated pits only; no fires allowed during burn bans; camping is strictly prohibited. Residents and guests must always carry out their trash (this includes cigarette butts).

FISHING DOCK

Anyone fishing on the dock must be a property owner or have a valid guest pass. No glass; no mooring of watercraft; no swimming or playing. Do not leave minnow buckets or fish stringers unattended. Residents and guests must always carry out their trash (this includes cigarette butts, fishing hooks, line, etc.)

PETS/ANIMALS

Burnet County requires that owners keep their pets under their direct control at all time. In no case shall a pet be allowed to constitute a nuisance. Livestock and horses are not allowed on the waterfront or within the subdivision.

BURN PILE

The burn pile is for the exclusive use of Lakeside Beach residents. Only brush (cuttings or trimmings from trees, shrubs, gardens or lawns, or similar materials) can be placed in the burn pile. No person shall dump or otherwise dispose of garbage, polystyrene foam, construction materials, furniture, animal remains, hazardous materials or other solid waste on the lakefront area or in the burn pile. Burn pile may only be ignited by members of the board/grounds & maintenance committee.

RULES & RESTRICTIONS

SINGLE FAMILY RESIDENCE

Lots in Lakeside Beach are for single family residences only. No other structure may be located on any lot until a single-family residence has been constructed.

PROPERTY RENTALS

No short term/weekend rentals or room rentals. Landlords must convey the rules and restrictions of the subdivision to their tenants and share tenant's contact information with the Lakeside Beach Civic Association. Lot owners are responsible for the actions/activities of any tenants. Access to Lakeside Beach facilities is available to either the lot owner or to the tenant during the period of occupancy, but not to both.

TRAILERS/TENTS

No trailer, tent, shack, garage, barn or out-building erected on any tract shall at any time be used as a residence. Recreational vehicles and campers may be stored on a *homeowner's property but* may not be occupied at any time.

FIREARMS

No hunting is allowed in the subdivision. Discharge of firearms is strictly prohibited. "Firearms" shall include any rifle, shotgun

or pistol capable of propelling a bullet or projectile by means of an explosive or flammable power, gas, compressed air, spring, or rubber.

LIVESTOCK

No hogs, poultry, fowl, livestock, horses, mules, sheep, goats or cattle may be kept or raised on any part of the subdivision. Domestic household pets may be kept but may not be bred or maintained for commercial purposes or for sale.

ANIMALS/PETS

Burnet County requires that pet owners effectively control their animals. All dogs must be kept securely on the owner's property or, if not on the owner's property, the person in charge of the dog must maintain reasonable control over the dog at all times. Any stray or uncontrolled dog, cat or domestic pets may be declared a public nuisance and may be seized and impounded by the county. Report any uncontrolled dogs to the Burnet County Sheriff's Office at 830-798-3202.

TRASH AND RUBBISH

No lot may be used or maintained as a dumping ground for rubbish. Trash, rubbish, and garbage is not permitted on any lot unless it is stored in sanitary containers. All equipment for the storage or disposal of such material shall be kept in a safe, clean and sanitary condition and shall be of neat and attractive appearance. Report any trash, waste, rubbish, and unsafe or unsanitary property conditions to the Burnet County Environmental Services Department at 512-715-5260.

OUTDOOR BURNING

Property owners who plan to do an outdoor burn on their tract must follow Burnet County guidelines and notify the Burnet County Sheriff's Office, 512-756-8080, in advance.

ARCHITECTURAL CONTROL COMMITTEE

Building construction at Lakeside Beach is governed by the restrictive covenants and by the Architectural Control Committee. Contact the Architectural Control Committee (building@mylakesidebeach.com) for the complete set of building specifications.

NEW CONSTRUCTION & REMODELS

Per the Lakeside Beach Architectural Control Committee Guidelines - no building, construction, fence, shed, garage, carport or other improvements shall be commenced to be erected on any lot until plans have been submitted to and approved by the Lakeside Beach Civic Association.

REVIEW AND APPROVAL PROCESS

No building may be erected or altered on any lot in the subdivision until two copies of preliminary sketches, plot plan, and cost estimates have been presented to and approved by the Civic Association Board – and a complete set of professionally designed plans drawn to scale have been submitted to and approved by the Architectural Committee. The Committee will keep all documents regarding improvements and construction on file that are submitted by the lot owner. Contact building@mylakesidebeach.com for additional information.

IMPACT FEE (RESIDENTIAL BUILDINGS)

A Building Impact fee of \$1000 is due and payable to the Lakeside Beach Civic Association with the submission of residential building plans, sketches, and estimates.

SETBACKS

No building or fence may be located closer than 25 feet to the front property line. No building may be located closer than 10 feet to any side street line, or closer than 5 feet to any interior or rear residential property line. These setbacks include steps, porches, decks and overhangs.

SQUARE FOOTAGE

The minimum square footage of the ground floor of any residential structure (exclusive of porches, garages) is 800 square feet. In addition to the living area, all residential structures must have adequate storage space for yard tools, furniture, and vehicles.

LICENSED CONTRACTORS

Builders of new residential structures and additions must utilize properly licensed contractors and subcontractors as prescribed by state regulations.

OCCUPANCY & CONSTRUCTION DURATION

No residence shall be occupied until the exterior is completely finished and all plumbing is connected with a septic tank. All exterior construction of the primary residential structure, garage, porches, and additions shall be completed according to approved plans and specifications no later than 6 months following the beginning of construction. Owners must provide proof of septic completion before occupancy is allowed.

GARAGES & CARPORTS

Any garages or storage buildings shall be constructed of the same exterior and roofing materials as the principal residence. Total combined storage of garages and storage buildings may not exceed 75% of the square footage of the primary residence.

FENCES/WALLS/HEDGES

No fence, wall, or hedge may be placed on any lot nearer to the street or streets adjoining such lot than is permitted for the main residence. Fences must be of ornamental iron, wood, or masonry construction. Fence plans must be submitted to the Architectural Committee.

LOCAL RESOURCES & INFORMATION

LAW ENFORCEMENT

Burnet County Sherriff

www.burnetcountytexas.org

512-756-8080

Visit their website to learn more about:

Animal Control Ordinance:

Burn Ban Information

Public Nuisances, Junked Vehicles & Litter

FIRE & EMERGENCY MEDICAL SERVICES (EMS)

Spicewood Volunteer Fire Department

Dial 911 for emergencies

830-693-7136 for SVFD Administration

www.Spicewoodvfd.org

Marble Falls Area EMS

Dial 911 for emergencies

830-693-7277 for MFAEMS Administration

www.marblefallsareaems.org

Baylor Scott & White Hospital / Emergency

Dial 911 for emergencies

830-201-8000

www.sw.org

UTILITIES

Corix (Water)

512-306-4000

www.corix.com/spicewood-beach/

Pedernales Electric Company

830-868-7155

www.pec.coop

Burnet County Environmental Services

(Septic & Building Permits)

(512) 715-5260

<http://www.burnetcountytexas.org/page/envIRON.home>

Lower Colorado River Authority – On Site Sewage Facilities Program

(Septic & Building Permits)

512-578-3216

<https://www.lcra.org/water/quality/on-site-sewage/Pages/default.aspx>

OTHER

Lower Colorado River Authority

www.lcra.org

Visit their website to learn more about:

Flood Gates

Water Levels

Boat Ramps

TEXAS PARKS AND WILDLIFE

www.tpwd.texas.gov

- Fishing License - tpwd.texas.gov/business/licenses/online_sales/
- Boat Registration - <https://apps.tpwd.state.tx.us/bora/home.seam>

2018-2019 OFFICERS

Michael Roberts – President, 512-299-2629

Jessie Iselt – VP/Security, 512-653-3257

Rocky Grimes – VP/Maintenance, 512-925-8023

Karen Bruett – Secretary/Treasurer, 512-422-9479

secretary @mylakesidebeach.com

Brooke Bulow – Officer at Large, 512-418-8238

ADDITIONAL CONTACTS

Kathy Doss – Office Manager, 512-426-6607

officemanager @mylakesidebeach.com

Tony Castillo – Maintenance Manager, 830-265-3000

Mark Strautz – Architectural Committee, 512-845-9957

building@mylakesidebeach.com

WEBSITE

www.mylakesidebeach.com

MAILING ADDRESS

701 Wanta Hide Away, Spicewood, TX 78669