

Frio Canyon Estates Rules of Conduct for River Park, Revision 6/5/21

Frio Canyon Estates Park is first and foremost for the enjoyment of the property owners. All property owners and their guests shall conduct themselves in a manner that allows everyone to enjoy this facility. It is each landowner's responsibility to ensure that their guests are bound by decent conduct on these premises. Frio Canyon Estates is neither a public nor private enterprise engaged in having guests use facilities for profit.

Entry to the Park

1. Keep the park gate locked at all times. The person who unlocks the gate is responsible for locking it immediately. The second offense of leaving the gate unlocked will result in the loss of park privileges for 120 days.
2. Landowners who are current on all association dues and who are not otherwise prohibited from use of the park are permitted in the park area at any time.

Guest Entry/Use of the Park

3. Landowner family members not living in the landowner's primary residence are considered guests.
4. The landowner's membership must be in good standing for guests to enter the park *for any reason*. For any guest vehicle in the park, the guest must clearly display a legible sign/note in their vehicle window indicating that they are a guest and of whom for the duration of the stay.
5. **All** guests must be registered with a Board Member prior to their entrance into the park *for any reason*. Property owners are obligated to leave messages with or text at least two Board Members if they do not personally speak with a Board Member or their representative. Contact numbers are listed below.
6. Any guests camping overnight in a spot *other than with the property owner* are required to pay \$25/night per site to the Association via the Park Host, a Board Member or their designee.
7. For any overnight use and camping within the Park, the Owner **MUST** accompany their guests at the campsite or be present at their dwelling within the Subdivision for the entire length of stay.
8. A maximum of eight (8) persons, including the owner, will be permitted at one time at any campsite.
9. No more than eight (8) guests are allowed per lot without prior approval of a Board Member. Property with combined lot agreements are considered one (1) lot.

Pavilion Usage

10. The pavilion is designated for everyone's use. It is not intended to be the exclusive "camping area" of one guest or their party. Do not camp within 25 feet of the pavilion area.
11. Bring your own cleaning supplies with you to help maintain the cleanliness of the restrooms.

RV Usage and Storage

12. Any RV parked in the Common Area of the River Park and not in the designated storage area shall not be left unattended for more than 24 hours unless granted permission by the Board of Directors.
13. Pre-parking of RV's in designated camping sites without occupancy, even for a period of 24 hours is not permitted. No saving spots or unattended campsites unless approved by Board.
14. When camping, please place RV's and travel trailers in designated areas along the north side of the park and leave enough room for your neighbors to enjoy adjoining vacant areas.
15. All stored RV's shall: be registered with the Association, have the owner's contact information clearly displayed at the main door or front window and be parked on the south side of the park with no less than 5' and no more than 7' between adjacent RV's. The Association is not responsible for damage to any RV's left in the park. RV's storage is an annual fee payable to the Treasurer.

16. Stored RV's must have the title registered to the property owner. No more than 2 stored RV's per property owner are allowed.

ATV and Vehicle Usage

17. ATVs are permitted only on the roadways in the park unless specifically being used to support work.
18. Vehicles of any type (automobiles, ATVs, golf carts, etc) are not permitted beyond the large rocks set just beyond the concrete picnic tables without approval of a Board Member. Only ATVs, golf carts or similar vehicles may park in the area between the concrete picnic tables and the large rocks. The intent of allowing this parking is to free up parking spaces for automobiles on the road level.

General Rules

19. If you or someone in your party damages an item, repair it or let the Association know about the mishap.
20. Your trash at the park AND at the river is your responsibility. We do not have garbage pickup service for the park. Take all trash including bones, fruit peels, beverage cans, personal hygiene items, etc with you when you leave. Uvalde County provides garbage disposal behind the Community Center in Concan for a small fee (hours vary between the summer season and the remainder of the year).
21. Do not throw or smash water balloons, confetti eggs or other highly dispersible materials unless you can clean up the area afterwards.
22. Firearms including BB guns, pellet guns or any device used to project potentially injurious matter are prohibited. This includes "target practice".
23. Pets shall be kept on a leash at all times.
24. Regulate the noise of yourself and your party so that everyone can enjoy this common area. Excessive noise from 11:00 p.m. to 7 a.m. is prohibited – this includes pet noise.
25. While the riverbed itself is **public** property, the property on either side of and across from the park riverbank is **private**. Do not enter this property without permission from the property owners.

State/County Laws you are expected to abide by while in the park

26. Glass containers are not allowed in the riverbed.
27. Vehicles of any type (automobiles, ATVs, golf carts, etc) are not permitted in the riverbed (gradient boundary) – Texas Parks and Wildlife Code, Title 5, Subtitle I, Chapter 90.

Any violations of the above rules or any other activity which is deemed to be offensive to your neighbors can result in suspension of river park privileges as described in the 2017 Amended By-Laws of Frio Canyon Estates, Inc. The 120-day penalty will be assessed during the timeframe from Memorial Day to Labor Day. Days not served will be carried over to the next season.

Contact any of the following Board Members to register guests, to report damage to the park or with any questions regarding the *above rules*:

Board Member	Primary Phone	Secondary Phone
Bryan Barrington	361-960-6925	361-960-9084
Roland Hobbs	713-828-1078	
Victor Vinton	830-334-1075	
Kim Freund	210-889-6062	
Kenneth McGarrahan	936-327-7342	936-327-4235

Record of Changes:

August 2011 – changed camping fee from \$10 per night to \$15 per night per 2011 annual meeting.

Sept 2013 – Changed wording on vehicle access to river area. Also added wording for charges for long term camper storage. Added Chuck Feely contact info.

June 2015 – Clarified guest payment is required if they are in a spot other than with the owner. Clarified that payment is to the Association, Board Member or their designee; changed RV storage from \$10/month to \$20/month; clarified that sign is needed for any guest entry/stay; moved “guest definition” to a line of its own; added text about RV requiring title registration to property owner; limited property owner storage to 2 RVs; described spacing requirements of RVs; minor wording/grammatical changes; organized/grouped sections

June 2016 – Updated Board Member names/numbers; changed “Home Phone” to “Primary Phone” and “Cell Phone” to “Secondary Phone” – moved numbers accordingly

October 2017 – changed “*AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FRIO CANYON ESTATES SUBDIVISION*” to “2017 Amended By-Laws of Frio Canyon Estates, Inc”; changed camping fee from \$15 per night to \$25 per night in accordance with annual meeting minutes; changed RV storage from \$20/month to “an annual fee payable to the Treasurer”

June 8, 2020 – updated Board Member contact info

June 5, 2021 – italicized that guest camping fees are applicable when using a spot other than one that the owner is occupying; extended ATV/golf cart parking to large rocks beyond picnic tables; added revision to title; updated Concan trash location; updated board member contact info; corrected minor misspellings