

# **FRIO COMMUNITIES IMPROVEMENT ASSOCIATION**

**TWIN FORKS ESTATES**

**P. O. BOX 248**

**LEAKEY, TEXAS 78873**

## **BRIEF SUMMARY OF ADMINISTRATIVE POLICY AND DEED RESTRICTIONS**

**TWIN FORKS ESTATES** is a privately owned subdivision and trespassing may result in arrest by law enforcement officials. Entry to the subdivision is by ownership, invitation or for business purposes.

All parks including Cathedral and Pioneer are PRIVATE exclusively for the use and enjoyment of the PROPERTY OWNERS, their family and guests. Guests of property owners should be accompanied by their host. River access park gates are to be kept closed and locked, one key is provided each lot owner, an additional key may be purchased. Camping or camp fires are **not** permitted in any park. Cooking equipment is permitted, if properly attended. **Fire Works** are not permitted at any time in the parks.

Discharge of **fire arms** of any type is **prohibited** (including air guns), Twin Forks is a game preserve and bird sanctuary.

The **SPEED LIMIT** is 20mph through the subdivision.

Only common household pets are allowed and must be confined to the owner's lot. When off the owner's lot, dogs must be on a leash. The subdivision has ranching land on three sides and loose pets often do not return as ranchers look unkindly upon loose animals.

Construction of homes and outbuildings must be approved by the FCIA Board. A simple sketch with structure, and distances from property line needs to be illustrated. Mobile homes must be new or in like new condition, with photos, and submitted for Board approval. Owners should review bylaws and restrictions for details. All mobile homes must be skirted. Lots must be kept clean and neat in appearance at all times.

### **FINANCIAL REQUIREMENTS AND/OR CONCERNS**

Annual assessments and special assessments (such as road repair) generate funds for purchase of equipment and supplies, mailings, maintenance of our facilities, parks, roads, computers, and office building and the general welfare of the community. The annual assessment is billed and is due May 1 of the billed year. The By Laws require the Board to file a lien against the property of an owner failing to meet their obligation to the community. The By Laws also permit the FCIA to collect interest on any unpaid assessments, however, the Board has opted to assign late fees. The delinquent owner may be denied access to park facilities and be granted only access and egress to his property on community roads. The delinquent owner is also responsible for all filing and mailing fees. The Board may raise annual fees when required, but only a 10% maximum per annum.

**THE TWIN FORKS WATER SUPPLY INCORPORATED (TFWS)** is a wholly owned subsidiary of the FCIA and is dependent upon the sale of water for all income. The water system operates under the rules and regulations of the Texas Commission for Environmental Control (TCEQ). As such, water quality is tested daily in our lab and sampled monthly for TCEQ. TCEQ requires owners sign a water service agreement with both the FCIA and the TFWS to obtain service. Water service connection fee is \$800.00. Water service will be terminated for nonpayment and a reconnect fee of \$800.00 will apply as if never connected. Water service is not disconnected for unpaid assessments, however, unpaid water billings are included in liens. In the event of disconnect, **ALL UNPAID FEES AND ASSESSMENTS** are to be paid in **FULL** before restoration of water service.

**Complete copies of By Laws, Regulations, Covenants and Restrictions are available to Owners.**