

**THE NEW PROPERTY OWNER'S ASSOCIATION OF NEWPORT, INC. d/b/a
NEWPORT PROPERTY OWNER'S ASSOCIATION
LAKE & RIVER RULES
Amended and restated December 9, 2024**

- 1. ONLY MEMBERS OF NPOAN (NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT) WITH A CURRENT AMENITY CARD AND THEIR GUESTS ARE ALLOWED TO USE THESE FACILITIES.**

No more than two (2) guests per member, maximum of four (4) guests per family are allowed (guests must be accompanied by Amenity card holder). Special permission can be obtained through management for additional guests and/or groups.

- 2. ENTRY TO THE LAKE AND RIVER AREA IS AT YOUR OWN RISK.**
- 3. ELECTRONIC ACCESS GATE SHALL BE KEPT CLOSED AT ALL TIMES.**
- 4. A current Amenity Card and personal picture ID are required at all times and are subject to being checked by any NPOA board member or employee. An Amenity Card may be obtained through the management office. A permit holder at least eighteen (18) years of age must accompany anyone under the age of 16 years old. Amenity Cards are valid through December 31 of the year issued.**
- 5. No more than three (3) access cards per household will be issued. There is a one-time \$30 activation fee. Lost or stolen cards will be replaced for \$10.00 per card each. Cards confiscated by security for rule violations may be returned and reactivated**

at the discretion of the Community Manager. There will be a \$10 reactivation charge per card. Cards are not transferrable to anyone.

- 6. The member is responsible for ensuring compliance with all federal, state and local laws, Lake and River rules, and the reasonable conduct of all family members and their guests while enjoying the lake and river and surrounding grounds.**
- 7. Falsifying and/or sharing Amenity Cards and/or electronic gate cards are not allowed.**
- 8. Loud music on the beach, river or lake park areas is prohibited.**
- 9. No littering or dumping. Members and their guests are responsible for cleaning up their trash prior to leaving the area.**
- 10. Hunting is prohibited.**
- 11. Firearms and/or weapons are prohibited, except for current LTC holders.**
- 12. All alcoholic beverages and illicit drugs are prohibited.**
- 13. Glass containers are prohibited.**
- 14. Open fires are prohibited.**

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Attire is required at all times.

AND RIVER ACCESS ROADS OR THE PARK
AREAS.

15. Pets shall be leashed at all times. Pet owners are responsible for cleaning up after their pets.
16. The gate and park areas are subject to video monitoring.
17. The 15 MPH SPEED LIMIT IS STRICTLY ENFORCED.
18. The road may be rough or impassable. DRIVE THROUGH AT YOUR OWN RISK at all times. The main Lake and River gate may be closed to vehicular traffic due to excessive rain, road repairs, or other safety issues. These closures are temporary and are intended to protect the roads and the safety of the residents.
19. NO OFF-ROAD MOTORIZED VEHICLES, LICENSED OR UNLICENSED, INCLUDING, BUT NOT LIMITED TO OFF ROAD MOTORCYCLES, THREE OR FOUR WHEEL ATV'S, GOLF CARTS, GO CARTS, OR DUNE BUGGIES, ARE ALLOWED ON LAKE AND RIVER ACCESS ROADS AND PARK AREAS, OR TO BE HAULED ACROSS THESE ROADS FOR ANY OTHER PURPOSE SUCH AS ACCESSING OTHER TRAILS, ROADS, OR RIGHTS OF WAYS, ETC.
20. NO MUDDING OR RUTTING OUT SHALL BE PERMITTED BY ANY VEHICLE ON THE LAKE
21. DRIVING ANY VEHICLE ON THE BEACH IS PROHIBITED.
22. Harris County will enforce a curfew for minors that are not accompanied by their parent or legal guardian.
23. Provided there is no damage to property at the lake and river facilities and provided there is no official complaint filed with the Harris County Constable or Sheriff's Office or other Security Officers, FIRST VIOLATION OF ANY OF THE ABOVE RULES WILL RESULT IN A WRITTEN WARNING, SECOND VIOLATION WILL RESULT IN REVOCATION OF YOUR LAKE AND RIVER PRIVILEGES FOR A PERIOD OF TIME DETERMINED BY THE BOARD OF DIRECTORS.
24. Any Law Enforcement Officer or other Security Officer representing the Association shall have the authority to confiscate expired permits and card keys or permits and keys shown not to be issued to the holder.
25. TRESPASSERS WILL BE PROSECUTED.
26. Law Enforcement Officers have the authority to remove anyone from the area for endangering the safety of themselves or another person or persons.

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27. Permit holders shall be financially liable for any damage to the premises caused by themselves, their guests, and/or their vehicles.

28. Overnight camping is permitted at the river park for a period not to exceed three (3) consecutive nights.

29. Overnight camping is not permitted at the lake park.

30. Boat ramps are at both the lake and river are available for resident water craft owners for access to Lake Houston or San Jacinto River respectively. In order to launch a boat at either site, you must:

- (a) Have a valid Amenity Card.**
- (b) Purchase a boat launch permit, including a trailer permit at the Newport Management Office.**

(c) Trailer permit must be affixed to the driver's side front bumper of your boat trailer.

(d) Parking of vehicle and trailer shall not interfere with normal traffic flow.

(e) Launch fee to be established annually by the Board of Directors.

31. Fishing is prohibited from anywhere on the boat ramps, including piers adjacent to ramps.

**32. Additional information contact:
Newport Property Owner's Association
2102 Country Club Drive
Crosby, TX 77532
(281) 462-4199**

These Amended and Restated Lake & River Rules were adopted by the Board of Directors in an electronic meeting on December 9, 2024.

RECORDER'S MEMORANDUM:
At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED FOR RECORD

1:27:06 PM

Thursday, December 12, 2024



COUNTY CLERK, HARRIS COUNTY, TEXAS

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.

THE STATE OF TEXAS
COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED; in the Official Public Records of Real Property of Harris County Texas

Thursday, December 12, 2024



COUNTY CLERK
HARRIS COUNTY, TEXAS

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RP-2024-462694
12/12/2024 RP1 137.00

AFFIDAVIT FOR THE FILING OF DEDICATORY INSTRUMENTS

THE STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, SECTION 202.006 of Title 11 of the Texas Property Code requires that a property owner's association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS, The New Property Owner's Association of Newport, Inc. dba Newport Property Owner's Association (the "Association") is a property owner's association as the term is defined in Title 11 of the Texas Property Code.

NOW, THEREFORE, true copy of the following dedicatory instrument of The New Property Owner's Association of Newport, Inc. adopted December 9, 2024 replacing document recorded under Clerk's File No. RP-2022-585067, is attached hereto:

LAKE & RIVER RULES

FURTHER, other dedicatory instruments of The New Property Owner's Association of Newport, Inc. have already been filed in the public records of Harris County.

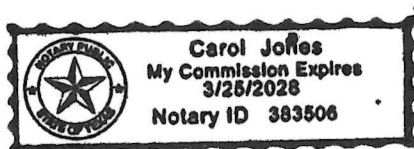

Teresa Platt, Community Manager

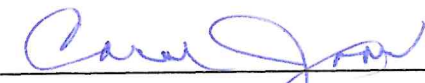
STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Teresa Platt, whose position is Community Manager for The New Property Owner's Association of Newport, Inc., known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 10th day of December, 2024.




Notary Public for the State of Texas

Return to: //
Newport Property Owner's Association
P.O. Box 1362
Crosby, Texas 77532

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