

# ***NEWPORT***

## ***Lake/River Usage Agreement***

THE NEW PROPERTY OWNER'S ASSOCIATION OF NEWPORT, INC. (NPOAN) BOARD OF DIRECTORS HAS ADOPTED THE FOLLOWING RULES GOVENING THE USE OF THE LAKE/RIVER AREA. The Lake/River is available for group usage and may be used by residents of NPOAN. The Rules and Regulations of the Lake/River SHALL be observed at all times.

- I. Any member of NPOAN, provided they are at least 21 years of age, and all maintenance fees due to the association are current may use the Lake/River for group events between the hours of 7::00 am and dusk upon approval. Members organizing and using the Lake/River shall be present at all times during the function.
- II. The user will be responsible for ensuring compliance with all laws enacted by the State of Texas, and reasonable conduct of their guests at the Lake/River including the surrounding ground. The user will be responsible for notifying the Harris County Pct. 3 Constable's Office should the above not occur. If the Constable's Office should be notified, the function will be discontinued by the Board of Directors or Management. NPOAN will advise the contract deputies to monitor the activities at the Lake/River facilities.
- III. The user will be responsible and accountable for payment of any repairs needed for damages caused to the Lake/River facilities during the usage period.
- IV. All trash and debris must be removed from the Lake/River upon the conclusion of the function.
- V. The User agrees to indemnify and hold the Association, its agents, employees, officers, and directors harmless from and against all injuries, losses and/or damages sustained by any person, whether associated with the usage or not, arising directly or indirectly out of or related to the use of the Lake/River area, including any claims based upon the alleged negligence of the Association, its agents, employees, officers, or directors.
- VI. All of the Lake/River rules and regulations, including the attached addendum shall be followed throughout the rental period.

Addendum to NPOA Lake & River Rules  
for Lake & River Group Events

1. Request for group parties must be made at least two weeks in advance of the requested date.
2. Request must contain the date, time, location and type of party or get together.
3. Request must contain the names of each attendee (copy will be given to security officer).
4. A deposit in the minimum amount of \$100 shall be charged by the Association. If the area is clean and all trash is bagged and placed in receptacles the deposit shall be returned to the member.
5. Each request must be approved by NPOA Lake & River Committee Chair or Co-Chair and the Community Manager.
6. Parties of 20 or more will be required to pay for the cost of two special constable or sheriff deputies on site during the party at the rate of \$50 per hour per deputy ("Security fee") for the number of hours requested for the party. This is for the safety of the individuals attending. Depending on the number of attendees, NPOA shall have the right to require additional deputies. Events with the use of alcohol, regardless of the number in attendance, are subject to a minimum of two deputies.
7. Security fees are not refundable.
8. If, in the opinion of the security officers, party members/guest becomes too rowdy, the officers have the authority to escort the offenders off the premises.
9. If there is any fighting or any kind of disturbance at the party, the security officers have been instructed to shut the party down and escort all party members off the premises.
10. The member requesting the event shall be responsible for maintaining the gate when guest arrive and when they leave. The gate may not remain open.
11. ALL ATTENDEES MUST OBEY THE LAKE AND RIVER RULES.

I have read and understand this Agreement and agree to abide by the Lake/River Rules. I agree to accept liability for all damages to property occurring during the function and hereby release NPOA and their employees, directors and volunteers from liability resulting in injury, accident or illness to member or guests which may occur during my scheduled event.

Printed Name: \_\_\_\_\_

Member Signature: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Numbers: Home: \_\_\_\_\_ Cell: \_\_\_\_\_

Work: \_\_\_\_\_ Email Address: \_\_\_\_\_

Driver's License Number: \_\_\_\_\_

Number of Guests: \_\_\_\_\_ Date/Time of Event: \_\_\_\_\_

Names of Guests:

- |           |           |
|-----------|-----------|
| 1. _____  | 11. _____ |
| 2. _____  | 12. _____ |
| 3. _____  | 13. _____ |
| 4. _____  | 14. _____ |
| 5. _____  | 15. _____ |
| 6. _____  | 16. _____ |
| 7. _____  | 17. _____ |
| 8. _____  | 18. _____ |
| 9. _____  | 19. _____ |
| 10. _____ | 20. _____ |

**\* \* \* TO BE COMPLETED BY MANAGEMENT \* \* \***

Deposit Fee \$ \_\_\_\_\_ Date Received: \_\_\_\_\_

Security Fee \$ \_\_\_\_\_ Date Received: \_\_\_\_\_

Approved: \_\_\_\_\_

Lake/River Chair/Co-chair

Community Manager

Newport POA  
2102 Country Club Drive  
Crosby, Texas 77532  
(281) 462-4199  
tplatt@newportpoa.com