

EASTWOOD ISLAND POA POLICY ON VACATION RENTALS

Vacation Rentals must be registered with the City of Gun Barrel City and a permit on file. A City certificate must be located inside the home. Property Owners without such permit are in violation of municipal law and homeowners can be prosecuted. To avoid any issues, please make sure your home is permitted and you are aware of the City's ordinances on Vacation Rentals. Only one car per each bedroom of the home is allowed. Vehicles blocking or on the roadway will be ticketed by the local police department.

VACATION RENTAL NUISANCES SHOULD BE REPORTED TO THE POLICE AND NOT THE POA.

RECREATIONAL VEHICLE RULES WITHIN EASTWOOD ISLAND

- Drivers must have a valid driver's license.
- Recreational Vehicles must have a reflector or lights on the back of the unit.
- Recreational Vehicles on the road at dawn/dusk or at night must have headlights turned on.
- Speed limits within the subdivision are to be obeyed.
- Reckless use of a recreational vehicle will be reported to the local police department.

EASTWOOD ISLAND POA PARK RULES AND REGULATIONS

Eastwood Island residents who are in good standing with the Eastwood Island POA can access the POA Pavilion and Boat Ramp at any time. Access to the pavilion and boat ramp is granted to residents upon full and current payment of the annual dues set forth by the Eastwood Island POA Board of Trustees and Officers. A key to the park is presented to the resident in good standing each year at the annual POA Business Meeting or obtained from the POA Treasurer upon payment of dues. Prior year's key must be exchanged for the new key, or an additional fee will be charged. These Rules and Regulations were adopted August 26, 2019.

Access to the Eastwood Island POA Pavilion and Boat Ramp area is a privilege to our residents and any misuse or dangerous use of the premises may result in the privilege being denied.

1. Members of the EIPOA and full-time renters shall have the right to use the park and boat ramp ONLY IF all current assessments are paid in full.
2. Any/all guests residing with a member of the EIPOA and/or full-time renter MUST HAVE THE KEY HOLDER PRESENT when using the EIPOA Park/Boat Ramp. Guests are not permitted to use the EIPOA Park and/or Boat Ramp unless accompanied by the key holder. The key holder is defined as the person who pays the annual assessment of the EIPOA and remains in good standing with no outstanding assessments and/or liens.
3. Each key holder who pays the annual assessment shall be required each year to read, sign and abide by all EIPOA Park Rules and Regulations. The key holder understands that the key is the property of the EIPOA and is subject to confiscation of said key if found in the possession of a person unauthorized to be within the park or boat ramp area.
4. It is also understood that the EIPOA assumes no liability for accidents or mishaps in the park or boat ramp area regardless of negligence or other circumstances. Simply stated, the EIPOA park and boat ramp are deemed to be used "at your own risk."

5. Each key holder who pays the annual assessment shall receive one (1) single non-duplicable entrance key to the EIPOA park and boat ramp area along with a copy of the EIPOA Rules and Regulations. Each year at the annual EIPOA meeting (typically held in September), the key holder is responsible for turning in the current key and will be presented with a new key for use during the ensuing year. No person is granted or designated to have more than one key. Lost keys will be replaced for any/all key holders in good standing with the EIPOA for a fee of \$50.00 for the lost key.
6. Any person using the EIPOA park and boat ramp must provide adequate identification when requested by an identifying EIPOA Board Member or EIPOA Trustee without any hesitation or provocation.
7. If any EIPOA Board Member or EIPOA Trustee finds an unauthorized person in the EIPOA park and/or boat ramp, that person may be ejected from the EIPOA park and boat ramp. If the person being ejected is in possession of a key to the EIPOA park and boat ramp, the key will be immediately confiscated. Confiscated keys shall NOT be returned without specific discussion and agreement by the EIPOA Board of Trustees and unauthorized users will be permanently forbidden to use the EIPOA park and boat ramp.
8. EIPOA park and boat ramp is open from 7:00 AM until 10:00 PM all year round, except during routine maintenance or EIPOA scheduled work days.

EASTWOOD ISLAND PARK PAVILLION RESERVATIONS

The Eastwood Island POA Pavilion reservations are available for personal use, but reservations do not include the reservation of the boat ramp. The park and ramp will remain open to the residents during the period of time the pavilion is reserved.

1. The EIPOA Pavilion can only be reserved for a 24-hour period. All posted park rules must be obeyed.
2. The Reservation Agreement does not include the boat ramp.
3. Only residents in Good Standing may reserve the pavilion.
4. Residents must reserve the pavilion by completing a reservation application thirty (30) days in advance of the desired date. The application may be obtained from the POA Treasurer, Dennis Baade.
5. POA Member Residents must be on site at the pavilion during the reservation period.
6. The EIPOA, its Trustees and Board Members take no responsibility for weather cancellations, accidents, theft, or possible damage to vehicles during the reservation period.
7. The EIPOA Boat Ramp access must remain clear from any parked vehicles, trailers, or traffic.

To Make Reservations, please call Dennis Baade at 903-887-4308.