

Camp Creek Lake Water Company
11069 Riley Green Road
Franklin, Texas 77856
Web Site: campcreeklake.us
Phone: 979.828.2907

New Lot Owner Guide

Welcome to our Camp Creek Lake community! We hope you will enjoy the benefits of belonging to the Camp Creek Water Company (“CCWC”), the Camp Creek Community, and your own property.

The Charter, which created the CCWC as a capital stock corporation, was filed with the Office of the Secretary of the State of Texas on November 12, 1948. The unique history document, filled with planning and effort, is what has built our approximately 900-acre lake with 455 lots surrounding it.

In the mid-1940s, when federal dam-building programs were beginning, a number of Bryan community members donated several thousand dollars to pay an engineering firm to analyze site locations for a lake within forty (40) miles of Bryan. When the Robertson County location was determined to be best, support of local Robertson County leaders was solicited. Stock was sold, the Charter was filed, the dam was built on a cost basis by R. B. Butler Co., and stockholders drew for their lots.

The back of each lot was assured access from a main road, and surveyors located the front of each lot at least twenty (20) feet from the lake's standard water line, in most cases at or above the emergency spillway elevation of 318 feet above mean sea level. The top of the dam elevation was 325 feet.

Terminating the lots a reasonable distance from the lake allowed CCWC to maintain control and charge an annual fee to support the operation and maintenance of the improvements. A patrolman was hired to apply the rules and regulations; law enforcement is the responsibility of Robertson County (Sheriff) and the State of Texas.

It is important to note that CCWC is a corporation, not a Property Owner's Association/HOA. There are significant differences in the purpose of a corporation and a Property Owners' Association in a residential subdivision as defined by Chapter 209 of the Texas Property Code. See specifically, Section 209.002.

“The intent and purpose of CCWC was and continues to be managing the property owned by CCWC for the benefit of the Corporation's shareholders and the lot owners adjacent to Camp Creek Lake.” It “is not designated as the representative of the owners of the lots surrounding Camp Creek Lake,” and “no ‘dedicatory instruments’ exist which establish a residential subdivision. Finally, the Articles of Incorporation and the By-Laws of CCWC are not intended to govern the administration or operation of a property owners' association.” Quotations about

these differences are excerpted from an opinion written by Joseph N. Briers of Bruchez, Goss, Thornton, Meronoff & Briers P.C., Attorneys at Law, on 11/7/2017.

Important Numbers

- **Patrolman:** 979.906.8064
- **Sheriff:** 979-828-3299

Social Media

- Nextdoor
- Facebook: Camp Creek Neighbors & Marketplace
- Website: campcreeklake.us

Rules and Regulations

The Rules and Regulations sections are mentioned throughout this document; for additional details, please refer to our website's Rules and Regulations document.

<https://www.campcreeklake.us/downloads/ccwc-2023-rules-regulations.pdf>

Patrolman

- We employ two part-time patrolmen who are also lot owners. They work five hours daily on a two-week rotation schedule (Monday to Sunday). Their duties include patrolling and monitoring CCWC's property, assisting lot owners with understanding rules and regulations, and deterring trespassers, as Camp Creek is private property.

Lake Ride Along

- We encourage our new lot owners to meet with the Patrolman and go on a boat ride to familiarize themselves with the lake and its rules.

Social Events

- Social Events - emails will be sent prior to each event.
- Bass Tournament/Kid Fish is typically held on the Saturday of Memorial Day Weekend.
- July 4th Celebration Boat parade is typically held the Saturday closest to July 4th.
- Meet and Greet October date follows the Texas A&M football "off" weekend.

Lot owner responsibility

- Lot owners may use and enjoy the CCWC land between their property line and the water. The owners are responsible for the maintenance of this area. This includes, but is not limited to, bulkheads, boathouses, boat piers, powerlines, waterlines, trees, grass,

and removal of any dead animals (which may be taken to the far back of the burn pile areas for disposal). Removal of pests (armadillos, snakes, nutria, raccoons, squirrels) is at the owner's discretion. No deer can be hunted/killed on CCWC property.

- No permanent structures are permitted between lot owner's land and the water. Any building in this area or on/in the water (typically bulkheads, piers, and boathouses) must follow the Camp Creek Rules and Regulations and be pre-approved by the Camp Creek Building Committee. You can download or obtain from the CCWC office a building application. This needs to be completed and approved before building any bulkheads, piers, and boathouses. <https://www.campcreeklake.us/management/building-permits>. **See Rule 7**
- It is highly encouraged to have your dogs on a leash. However if they are not on a leash, they should always be under your control. Dogs are not allowed to roam freely and should be tagged appropriately with their owners' names and contact information.

Burn Piles

- Three burn piles are available for lot owner use and are located on the following roads:
 - Clyde Acord Rd.
 - Hoppess Rd.
 - Riley Green Rd.
- Only trees, brush, and wood are allowed to be dumped at the burn piles.
- Wood must be free of all metal, nails, and screws to prevent puncturing vehicle tires.
- Concrete may not be dumped.
- Household garbage may not be dumped at the burn pile (see trash disposal section).
- No dumping is permitted when signs are present indicating a burn pile is closed.
- Burning of burn pile debris must be done via coordination of the Camp Creek Office, which must notify the TCEQ (Texas Commission on Environmental Quality) and schedule the Easterly/Camp Creek Volunteer Fire Department to be present at all burns.
- Burning is not allowed during burn bans.
- Dead animals can be disposed of at the back of the burn piles.
- Cameras are present and monitored to ensure burn pile rules are followed. Violators will be instructed to remove items left in violation of the rules. Fines may also be issued to violators.

Note: Burning is allowed on individual lots; however, lot owners are responsible for monitoring fire conditions and ensuring fires are not left unattended and/or burning overnight.

Annual Dues/Permits

- All lot owners are required to purchase an Annual Permit for each lot owned. Dues are prorated for new lot owners. All permits may be obtained at the Camp Creek Office or campcreeklake.us. The dues collected provide upkeep on our roads, dam, pavilion, boat ramps, swimming area, channel markers, burn piles, and maintenance for heavy equipment. It also covers salaries for the patrolmen, heavy equipment operators, and office staff. This permit allows unlimited guests to use CCWC property if the Annual Permit holder is with his/her guest. **See Rule 1**

- Lot owners may purchase a Non-Lot Owner Annual Permit. This is for individual immediate family members who have the use of the lot owner's property. Immediate family is defined as parents, siblings, adult children or grandchildren, and their spouses/partners. This permit allows access to CCWC property without the Lot Owner present. **See Rule 2**
- Annual permit holders may purchase Daily Guest Permits. This permit allows guests to use CCWC property when not accompanied by the lot owner. The Daily Guest Permit is good for one day per person 12 years and older. Guests, with the permission of the lot owner, are permitted to fish and operate the owners' watercraft and ORVs. This permit does not allow guests to place a watercraft or ORV on CCWC property. Guests are not required to have a permit while swimming in front of the lot owner's property. The permit must be filled out by the lot owner. Any guest may be required to present the Daily Guest Permit to the lake patrolman or officer of CCWC. The lot owner assumes all responsibility for their guest.

Watercraft, ORVs, Automobile Registration

- Only lot owners may register motorized watercraft (boats and jet skis). Registration is free and only required once. Proof of ownership is required and must be presented to the Office Manager. Once registered, a sticker will be provided and affixed to the boat and/or jet ski by a patrolman. Trailers will be issued a sticker for identification purposes only. Each owner is allowed two (2) boats and two (2) jet skis per lot. **See Rule 26**
- Automobiles will be given a decal for identification purposes only.
- Only lot owners may register ORVs. Proof of ownership is required and must be presented to the Office Manager. A sticker will be issued and must be attached to the vehicle. Each lot owner is allowed up to four (4) ORVs. **See Rule 23**
- **Operators of ORV's less than 13 Years** of age must be always accompanied by an adult.
- All boats, jet skis, canoes, kayaks, and ORVs must display your lot number using 3" stickers affixed on both sides. Additionally, lot numbers need to be displayed on docks or boat houses. This helps identify property that floats away so that it may be returned to its rightful owner.
- Only adequately-registered watercraft and ORVs are allowed on CCWC property.

Lake Etiquette and Safety: See Rules 26.12 - 6.44

- The lake patrolman offers an opportunity for residents to ride along during his daily patrol. You will become familiar with the lake, ski area, channel marking, and buoys.
- Numerous stumps are under the lake's surface, and as the lake rises and falls, they are often not seen. Use caution when entering the water or traveling outside the designated ski area and boat channel. For best safety practices, you should assume there is always a stump under the water's surface.
- Skiing, tubing, surfboarding, and aquaplaning should only happen in the approved ski area near the dam. All tubers and skiers must wear a Coast Guard-approved life jacket. A mandatory \$250.00 fine will be assessed for failing to do so.

- For safety reasons, all watercrafts are required to follow a counter-clockwise pattern. Do not pull tubers down the boat channel. The channels are designed for boats' safe passage around the lake.
- It is recommended that an operator of a motorized watercraft be familiar with and follow the safety requirements under the Texas Water Safety Act. [<http://tpwd.texas.gov>]
- No one under the age of 13 years shall operate a PWC. **See Rule 26.21**
- All boaters and skiers must allow a safe distance behind skiers or tubers while in motion. Young children are often the passengers on tubes. It is suggested they wear bright clothing to be seen while in the water. It is good practice for any fallen tuber or skier to raise their arms high to draw attention and alert other boaters.
- Swim Buoys are available around the lake for tying up your boat while floating. Boaters and skiers need to keep a safe distance away and reduce to a safe speed when floaters or boats are tied to swim buoys. Consider a “No Wake” zone to protect other boats and swimmers tied up to the swim buoys.
- A “No Wake” for the entire lake is necessary when lake water levels are high. Even a small wake can do expensive damage to other boats and property.

Road Etiquette and Safety

- A speed limit of no greater than 30 MPH must be observed. Numerous types of vehicles (ORVs, golf carts, bicycles, mowers, tractors, etc), walkers, and wildlife are on the roads. During hot, dry spells, the roads become very dusty, making visibility and breathing for those on the road difficult. Slow down for everyone’s safety. Camp Creek is beautiful; enjoy the ride! **See Rule 6.**
- Under no circumstance shall any motorized vehicle be driven or ridden on the top or sides of the dam. **See Rule 29.12**

Utilities – Water

- Twin Creek Water Supply Corporation (TCWSC) provides potable water to individual Camp Creek lots. See <https://twincreekwsc.org/>
Additional information below regarding water service requirements.



TWIN CREEK WATER SUPPLY CORPORATION

PO BOX 88

NEW BADEN TEXAS 77870

Phone: 1-(979) 828-5385 * Fax: 1-(979) 828-2445

Web: www.twincreekwsc.org * Email: office@twincreekwsc.org

MANDATORY REQUIREMENTS TO RECEIVE WATER SERVICE

When property ownership changes, water service is discontinued until the new owner of record has completed all requirements prior to being granted water service. The owner of “**record**” must submit request for water service. (In order to receive water service, you must be the owner of record per TAC 13.002 (11))

- 1.) **Recorded Deed** showing recorded volume & page (can obtain a copy from County Clerk office)
- 2.) **Service Applications & Agreement form**, 4 pg. document, 2 initials on pg. 1 & sign pg. 4
https://twincreekwsc.org/documents/921/Service_Application_2017-1.pdf
- 3.) **Notarized Easement form** (need the volume and page from Recorded Deed)
https://twincreekwsc.org/documents/921/USDA_ROW_New_.pdf
- 4.) **Supplemental Service Agreement Cross-Connection Control Policy form**, these items will be inspected by a licensed CSI inspector during the CSI (Customer Service Inspection item #6)***
https://twincreekwsc.org/documents/921/Cross-Connection_Control_Policy_Common_Violations_January_2020.pdf
- 5.) **Property Owners Personal Hand Valve/Shut off Valve** on property owner’s main line. (Correct placement of valve is **no closer than 24” and no further than 48” from outside of TCWSC’s meter box**. This must be completed with confirmed distance prior to TCWSC scheduling the required CSI inspector to perform Customer Service Inspection. ***If this is not correct, and inspector is on property for inspection, you will be charged a trip fee, a repeat CSI will be rescheduled, meter will stay locked until all requirements have been met.
https://twincreekwsc.org/documents/921/Addenda_14_to_Tariff.pdf
- 6.) **CSI**, TCWSC’s Inspector will perform a Customer Service Inspection on the property prior to turning on or granting water service. This is the final step in receiving water service. If you do not pass the CSI, the meter will remain off. Prior to another CSI being scheduled, a new CSI fee must be paid and the corrections be completed.
- 7.) **Account & Membership Fee’s** \$315.00 in the form of cash, cashier’s check, personal check or a money order (no credit cards on opening an account)
- 8.) **If a Lot has never had a meter installed**, a Tap Fee of \$1,275.00 plus an Impact Fee of \$10,679.00 must be paid.
- 9.) **ACH Free Service form** processes the same day as bills process(void ck required for set up)
https://twincreekwsc.org/documents/921/Auto_Draft_Form_2022.pdf

All forms are available on our website at twincreekwsc.org. If you do not have access to our website, you can come by our office at 8395 Cobb Branch RD and pick up printed forms. To verify documents are correct use this email office@twincreekwsc.org to send for the verification of correctness. **We must have original signed executed documents to open the account.** We look forward to hearing from you, reach out if you have any questions or concerns.

Thank you,
Twin Creek WSC

***Please review the attached Cross-Connection Control Policy. Any violation will result in a failed CSI and water service will not be granted until corrections are completed.



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Cross-Connection Control Policy

Twin Creek WSC shall determine if a Back-Flow Prevention Assembly or Assemblies are required. If required, Twin Creek WSC shall determine the type of Back-flow Prevention Assembly or Assemblies and the installation locations of the assembly or assemblies based on the degree of hazard (health or non-health) along with any other relevant considerations. The determination shall include whether interior controls only will be required, premises isolation control only will be required, or if both type of controls will be required.

If the required Back-Flow Prevention Assembly or Assemblies are testable devices, they must be installed by a licensed plumber or irrigator (if applicable) and inspected by a certified Back-flow Prevention Assembly Tester (BPAT). The tester must send the original (not copy) test results to Twin Creek WSC in a timely fashion on the most current TCEQ form. The tester must also send the current testing equipment calibration report and a copy of his/her tester certification license. **All testable Back-Flow Prevention Assemblies must be tested annually, and the test results sent to Twin Creek WSC timely along with the same additional information shown above.**

For all accounts that have testable backflow devices, Twin Creek WSC will endeavor to send a reminder notice about 30 days in advance of the anniversary date of the original backflow preventer assembly testing date. This should provide an adequate amount of time for the device to be certified that it is in good working order and for the required paper-work to be received in our office. Please be advised, that failure to meet this requirement may result in the disconnection of your water service until the requirement is met.

Definitions

- 1.) RPBA-Reduced Pressure Back-flow Assembly
- 2.) PVB-Pressure Vacuum Breaker
- 3.) AG-Air Gap
- 4.) DCVA-Double Check Valve Assembly
- 5.) AVB-Atmospheric Vacuum Breaker
- 6.) HBVB-Hose Bibb Vacuum Breaker

I.) Lake Pump Irrigation Line Connected to TCWSC Line

Health

Require RPBA

- 1.) Must have a RPBA back-flow preventer because it is possible that the lake pump could have greater pressure than TCWSC lines when we have a pressure droppage or when a back-siphonage occurs.
- 2.) The RPBA must be installed at the house on the water line or lines supplied by TCWSC that feed the irrigation system.

II.) Private Well Lines Cross Connected to TCWSC Water Lines

Health

No connection to any water line supplied by TCWSC is allowed. No jumper or by-pass is allowed.

III.) TCWSC Water Lines Located on Docks/Piers/Dockside Facilities

Health

Require RPBA

- 1.) Must have a RPBA back-flow preventer installed on water line at a location above highest flood plain elevation.

IV.) Watering Troughs Supplied with TCWSC Water

Health

Require AG or PVB

- 1.) Must have a PVB back-flow preventer installed or an air gap located above the top rim that is 2x the diameter of the service pipe or a minimum of 1" whichever is greater.
- 2.) The air gap method can be utilized with either a fixed manual feed or part of an automated float device system.
- 3.) Refer to our display or to the website for information concerning how to incorporate an approved air gap on an automatic float device system.

V.) Restaurants, Convenience Stores, and Other Locations with vending machines that have carbonation units and connected water line.

Non-Health

- 1.) Require RPBA or PVB

Adopted by B.O. D. October 8, 2019

Revised on January 14, 2020

**VI.) Swimming Pools-Private
Non-Health**

- 1.) Require PVB or AG

**VII.) Irrigation System
w/Chemical Additives
Health**

- 1.) Require RPBA

**w/o Chemical Additives and NO Septic System on Same Site
Non-Health**

- 1.) Require DCVA, AVB or PVB

**w/o Chemical Additives and installed on site that has a Septic System
Health**

- 1.) Require RPBA on the irrigation branch or branches to TCWSC water if installed after 2009.

**VIII.) Kitchen Equipment-Commercial
Non-Health**

- 1.) Require AVB

**VIII.) Veterinary Clinic
Health**

- 1.) Require RPBA or AG

**X.) Animal Feed Lot
Health**

- 1.) Require RPBA OR AG

**XI.) Slaughter Houses
Health**

- 1.) Require RPBA or AG

**XII.) All water lines serviced by TCWSC that are directly connected without an approved air gap to any Chemical including, but not limited to, Herbicides, Pesticides, Fertilizers, Cleaners, or other such Additives.
Health**

- 1.) Require RPBA

XIII.) Hose bibbs with attached water hoses utilizing hand-held dispensers of Herbicides, Pesticides, Fertilizers, Cleaners, or other such Additives.

- 1.) Require AVB or HBVB

If you would like a poster size (24" x 36") of this map, email me at mrkite@suddenlink.net. They are \$25 shipped.

