

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
- **Sherriff**: 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**
- 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: ORVs, golf carts, bicycles, mowers, and tractors, just to name a few. 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/>
- Contact the TCWSC Office (979.828.5385) or fill out a “Service Application and Agreement form” (https://twincreekwsc.org/documents/921/Service_Application_2017-1.pdf) prior to requesting service connection to ensure all required documents are available.
- Camp Creek lot owners must show proof of lot ownership (deed or closing document) and pay a membership fee prior to becoming a member of Twin Creek Water Supply Corporation and receiving water service.
- A Customer Service Inspection (CSI) must be passed before the water service is activated.
- A shut-off valve located 24-48” on the member’s side of the TCWSC meter box, must exist before TCWSC will activate water service.
- Backflow prevention assemblies are required for any water connections below the flood plain (typically at boat docks or on Camp Creek-owned property). The presence of septic systems heightens the importance of this requirement. They must be installed by a licensed plumber and, if a prevention assembly is testable, a certified Backflow Prevention Assembly Tester (BPAT) must inspect and report the results of testing annually.

