

ATTACHMENT B

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

SYCAMORE HILL PARK RULES

Revised May 11, 2011

Sycamore Hill Park is a private park for the use and enjoyment of persons owning property in Sycamore Hill.

1. Property owners and their guests are permitted to use the park between the hours of 9:00 AM and 9:00 PM Sunday through Thursday. The park is open between the hours of 9:00 AM and 10:00 PM on Friday and Saturday.
2. Vehicles are restricted to designated roads and parking areas. Trucks are not allowed except for light passenger trucks. No vehicle to be operated at speeds in excess of posted limits.
3. Property owners and their guests must not harm or interfere with the wildlife. Willful destruction or removal of trees, including dead trees, shrubs, vines, wildflowers, grass, ferns, moss, leaves, or cones is prohibited. The Sycamore Hill Property Owners' Association, Inc., (Association) is responsible for maintenance of the wildlife management program in the Park and only the Association's designated representatives will maintain the wildlife management activities carried out in the Park.
4. Fishing is permitted; however, all fish must be released, with the exception of fish removed as deemed necessary by the Association to maintain the health of the fish population and lake.
5. Fishing boats are permitted on the lake; however, motors are only permitted if no more than 10 horsepower.
6. No swimming is permitted in the lake.
7. No dirt bikes or all terrain vehicles (ATV) are permitted in the park, except for the purpose of maintaining wildlife practices or with permission from the Association Board. No ATVs or dirt bikes are allowed in the wooded areas of the park.

8. Fires must be confined to the fireplace in the pavilion. Commercially produced fire starting products may be used to start fires. No other fuel of any type may be used to start fires. Property owners and their guests must place a fire screen in front of the firebox upon leaving the pavilion.
9. Only peace officers are permitted to possess weapons within the park. However, a person licensed to carry a concealed handgun under the authority of subchapter H, chapter 411, of the Texas Government Code may carry a concealed handgun.
10. Dogs and domestic cats are permitted in the park. However, all dogs and cats in the park must be kept on leashes not more than 8 feet in length. Dog owners must immediately remove all feces deposited by their dog. No other animals are allowed in the park unless authorized by the Association Board.
11. Horses are allowed in the Park. Horses are not allowed on the trails marked as walking trails. In the wooded areas of the park, horses must stay on the marked horse trails. Horses may not be left unattended in the Park. Horses are not allowed to graze within 200 feet of the pavilion, parking lot or road within the Park. Horses may be tied in the hitching area located approximately 200 feet east of the pavilion in the Park while Lot Owners and their guests are using the pavilion. Horses may not be ridden on the parking lot near the pavilion or within one hundred feet of the lake unless on a designated horse trail.
12. No loudspeaker, public address system or amplifier is to be operated in the park.
13. Music is permitted in the park; however, the volume must be no more than 85 decibels and must not interfere with owners' peaceful enjoyment of their property.
14. Special events may be held in the park with prior written permission from the Association Board.
15. Property owners may reserve the pavilion for private use by obtaining prior written permission from the Association Board.
16. Model rockets and model aircraft are not permitted.
17. All noxious noise and behavior that disturbs property owners is prohibited.

18. Any person who brings edible items into the park must remove them when leaving the park. No edible trash is to be left in the park overnight.
19. Weekly cleaning will be provided as part of the maintenance of the park; however, property owners and guests must clean tables, sinks and other areas of the pavilion and park after use. The Association Board may levy fines for misuse of the park.
20. No tables, benches, chairs or other items belonging to the Association may be removed from the park except for purposes of maintenance or replacement and removal must be authorized by the Association Board.