

Community Improvement Association of Shadow Bay, Inc.

c/o IMC Property Management

2109 West Davis Street * Suite C * Conroe, TC 77304 | P: 281-419-1653 Association

Manager: Susan Rothe | E: srothe@imcmanagement.net

I, the undersigned property owner, acknowledge the receipt of one/two Shadow Bay boat ramp area key and one/two guest passes. I understand that the key and guest pass are **ON LOAN** to me and are the property of Shadow Bay. I agree to abide by the following rules, or the key and guest pass may be confiscated. **Please read and initial the following rules.**

1. _____ I WILL NOT loan the key(s) to anyone.
2. _____ I understand that maintenance fees MUST be kept current on all lot(s) owned by me to keep my eligibility for a key and guest pass to the boat ramp area. If my account has been delinquent in the past, I understand that I MUST pay 1 year in advance on each lot that I own to be eligible to receive a boat ramp key.
3. _____ I understand that my privileges of the boat ramp area use will be terminated if I become delinquent on my maintenance dues on any of the properties owned. Per Section 209.007 of the Texas property code, you may request, in writing, a hearing with the Board of Directors within (30) days from the date the card was deactivated.
4. _____ I will return the key(s) and guest passes to the C.I.A. of Shadow Bay if, and when, I am no longer a property owner.
5. _____ Any vehicle parked at the boat ramp area MUST display either a Shadow Bay property owner sticker on the front windshield OR a current guest pass hanging from the rearview mirror of the vehicle. Lack of a sticker or guest pass WILL result in the Sheriff's Department being called and a ticket issued for trespassing of private property. Any problems that arise at the Boat Ramp area resulting in the card being deactivated will be held with the above Property Code violation as in # 3 rule.
6. _____ I understand that the Shadow Bay Boat Ramp area is an area set aside for the convenience of our property owners and tenants so that they may launch their boats and fish from the docks. I also understand that the area is NOT designated as a swimming area by the San Jacinto River Authority. I acknowledge that choosing to swim is done at our own risk.
7. _____ I understand that the 1st key is free, the 2nd key is \$10.00, and if lost or stolen, the 3rd and final key is \$25.00. Limit of 2 guest passes; if lost or stolen, the 3rd and final guest card is \$25.00. Worn or tattered passes can be exchanged at no charge.

Owner(s) Signature: _____

Owner(s) Printed Name: _____

Address: _____

Email Address: _____ Owner(s) Phone #: _____

Key Card # _____ Guest Pass # _____

Owner Tag # _____ Facility Code # _____

Date: _____