



Financial Independence

- Separate Entities: WS and MVR are owned and managed separately.
- Fees: Westwood Shores and Marina Village fees stay within their respective organizations. The only exception is a specific annual Road Contribution Payment made by MVR to WS.

Conduct and Liability

- Responsibility: Owners are fully liable for the actions, damages, or charges caused by themselves, their family, or their guests.
- Property Damage: Anyone who damages property or equipment at either location is responsible for the full cost of repair or replacement.
- Behavior Standards: Everyone must act with decorum. Loud behavior, abuse, harassment, or intimidation toward others (including staff) is strictly prohibited.

Enforcement

Failure to follow these rules may lead to:

1. Immediate removal from the amenities or premises.
2. Temporary or permanent suspension of access.
3. Involvement of local authorities if a request to leave is refused.

ITEM	WESTWOOD SHORES REQUIREMENTS	MARINA VILLAGE REQUIREMENTS
Access Control	1. MVR Members' Vehicles with an MVR Sticker will be admitted through the gate. Out of date stickers will be addressed at the MVR Access Control gate to validate the MVR Member is in good standing at which time a current sticker will be applied. 2. MVR members are eligible to use the Westwood Shores RFID/E Tag system through the automatic right gate entry. MVR members who currently have a TX Tag, EZ Tag or NTTA Tag must complete the required documentation and submit this to the WS POA Office to activate this tag in the WS system. MVR members who do not have a state toll tag may purchase a WS POA RFID/E Tag at the WS POA Office. 3. MVR Staff will advise WS Access Control Gate of Affiliate Park Members and Guests coming to MVR using Gate Sentry. 4. Infrequently unannounced guests who are interested in seeing the park for potential membership will arrive at the WS Access Control Gate. Staff there will call Marina Village Access Control Gate at 936-594-0149, Press 2 for gate and 3	1. The WS Property Owner of Record must always accompany their guests or family members while on the premises of Marina Village. WS Property Owner's must provide: a. a valid current Westwood Shores vehicle sticker (does not include eTag or EZ Tag stickers) or a current golf cart sticker. Owners with out-of-date stickers will be referred to the WS Access Control gate or the POA office to validate the member is in good standing and a current sticker is applied to the vehicle. b. the WS Property Owner's Card (POA office can provide) and a valid Driver's License or other Governmental picture ID. 2. Affiliate Park Member Guests (Coast to Coast, Passport America, Escapees, or Campers Card, etc.) Must make reservations prior to arrival to be granted access MVR. No drive-up reservations will be allowed. 3. No Access Control Fees will be charged MVR or WS Guests for entry into the MVR Property. 4. WS and MVR Members are asked to turn in a guest list prior to arrival or sign in their guests at the gate at time of arrival.



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	for office for permission to allow them access. 5. No Access Control Fees will be charged for those identified above going to MVR through the WS Access Control Gate.	5. Vehicles with a temporary WS Guest Tag will not be admitted through the gate without their name on the guest list and accompanied by the WS Property Owner. 6. Park closes for non-campers at 10 pm each night. 7. Park Speed Limit is 10 MPH throughout the park. 8. PETS: WS Property owners and MVR members are required to always keep their pets on a leash and pick up after them. For everyone's convenience posts with bags are placed throughout the park. Pets are not allowed in any of the buildings or in the pool areas. 9. Golf carts and vehicles are to park in parking lots or along the street. NO day guests parking in camping sections/sites/grass areas by the pools or playground. 10. Trash dumpsters in MVR are for CAMPERS ONLY. Only household trash is acceptable, no furniture, electronics, etc.
Golf Cart Fees	1. MVR Members do not pay a fee to operate their golf cart in WS unless they wish to use their cart to play golf. In that case, they may purchase a yearly trail plan and receive a dated trail fee sticker on their cart or pay for day use. Golf carts used on the golf course must conform to WS golf cart specifications. 2. No fees will be charged to MVR Members to use their golf carts within WS unless using it for playing golf. 3. Minors shall not use or operate golf carts at any time on WS property unless they have a valid Texas Driver's license.	1. MVR Members pay an annual fee to MVR to operate a golf cart within MVR. Valid MVR stickers will be applied to Member's Golf Cart. 2. WS Members who wish to drive their Golf Carts in MVR will be required to have a WS Trail Fee Sticker or a WS Golf Cart sticker to access MVR. 3. To align with WS, all WS Golf Cart drivers must have a valid driver's license and be accompanied by the Property Owner. Safe driving conditions will be enforced.
Camping	1. Property Owners in good standing who do not have a membership through MVR may camp as a Guest at the current nightly rate. Reservations must be made through the MVR office.	1. Guests of MVR or WS may camp at the current nightly rate. Contact 936-594-0149 Opt. 1 for reservations and rates. 2. Appointments can be made through the MVR office for anyone wishing to take a



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	2. Guests of WS may camp at the current nightly rate. Reservations must be made through the MVR office by the WS Property Owner.	tour and learn about MVR and all its specials. 3. Quiet Time Closure - MVR Campground is closed to Property Owners who are not camping from 10 pm to 8 am, seven days per week to observe campground "Quiet Time Rules". Exception is on Holiday Band nights or joint WS/MVR sponsored activities.
Amenities	1. Country Club and associated amenities are closed on Monday. 2. Golf Course – WS Property Owner's Guests, MVR Members and their guests pay the same fee to play golf at the Country Club. WS Property Owners who are not on a trail plan and wish to ride, not walk, pay a cart fee. Check-in at the Pro Shop is required. 3. Miniature Golf Course - No fees charged to play. 4. Inland Lakes – A copy of the WS Inland Lakes Access Points and Guidelines document is provided at the MVR Office. Rules for use of inland lakes are contained in this brochure. No fees are charged for fishing. No fishing license is required. 5. Fitness Center - No fees are charged. - All those wishing to use the Fitness Center must sign the Waiver of Liability on their initial visit to the Fitness Center annually. - Persons may be refused admission at the discretion of Country Club Staff. - Any person 17 years of age or younger must be accompanied by a parent or legal guardian of someone 17 years of age or older who is authorized by a parent or legal guardian to supervise the minor while in the Fitness Center.	1. All Amenities at Marina Village are accessed through the Access Control Gate. Please See Access admittance to Marina. 2. No guest fees will be charged for use of amenities unless a group is greater than 10 people at which time a "party" agreement will need to be signed at the office for the current rate. 3. Lake usage: Water Sports, Boat Dock and/or Fishing (fishing licenses are required). - If space for parking boat trailers/vehicles is not available at the MVR dock, non-campers may park their vehicles and empty trailers at the parking lot behind the MVR Access Control Gate. On holiday weekends, parking is available in Section I. 4. These amenities are included in the Reciprocal Use Agreement: - Playground - Volleyball and Shuffleboard Courts - Basketball Court - Swimming Pools 5. Swimming Pools: - No Lifeguard on Duty; Swim at your own Risk. - Pool Operating Hours may vary based on the season. - Pool is opened from April to October. An e-blast will be sent to MVR members and to the WS POA office as changes are made.



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	d. Guests are limited to one per member per visit. A Guest must be accompanied by a Member who will remain at the Fitness Center for the guest to use the equipment at no charge. e. An exception to the above may be made only by contacting the County Club staff for <u>prior</u> approval of the guest. f. Management reserves the right to permit persons other than members and their guests to use the Fitness Center and to charge a fee for such use. g. Proper workout attire is required. h. No alcohol allowed within the Fitness Center. i. No glass containers or food is allowed with the Fitness Center. Water bottles are permitted. j. Use of the equipment is on a first come first served basis. k. All exercise equipment must be placed back in its original place and turned off prior to exiting the Fitness Center. l. All persons are required to sanitize the exercise equipment after use. m. No abusive or profane language or breach of the peace will be allowed. n. Persons who appear to be under the influence of intoxicating beverages or substances are strictly prohibited on the premises. o. The Country Club is a smoke/vape-free facility. 6. Swimming Pool:	d. Pavilion pool hours for: Non-campers: 8 am to 10 pm Sunday – Saturday; Campers: 8 am to 10 pm Monday through Thursday and 8 am to 12 am Friday and Saturday. Closed on Wednesday for cleaning. No one under the age of 21 will be allowed to consume alcohol at this pool. No glass bottles. No public intoxication allowed in the pool area as defined by Texas public law. e. Hillside pool: Normal hours are 8 am to 8 pm Sunday to Saturday, however, the pool will be closed earlier if the Access Control Gate is unattended; Closed for cleaning on Tuesday. NO alcohol is allowed at this pool regardless of age. f. Management reserves the right to close either pool at any time. g. WS Property Owners must accompany their family and guests at the pools. If the Property Owner does not stay with their family and or guests, and drops them off after coming through the gate, they may be refused admission to MVR in the future at the discretion of Management. h. No diving, running or rough housing in any of the pools. i. Smoking is prohibited inside the fenced area at either of the pools. j. To respect and maintain a family atmosphere, appropriate swimsuit attire must be worn, i.e., thongs and speedos are strictly prohibited. No cut offs allowed. k. Children who are not completely toilet trained will wear waterproof swim training pants under their suits. l. No abusive or profane language or breach of the peace will be allowed. m. The WS/MVR owners may have up to 10 guests. Any number over that



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	Operating Hours may vary based on the season. Summer hours are same as Pro Shop. Pool is opened from May through October, weather permitting. An e-Blast will be sent to WS members and to the MVR office as changes are made. A. WS Property Owner or Marina Village Resort member must be present with any guest and must stay with guest(s) 17 years of age or younger while using Association amenities. B. Persons may be refused admission to the pool at the discretion of the Country Club staff. C. Pool usage fee shall be determined by the Association. D. To respect and maintain a family atmosphere, appropriate swimsuit attire must be worn, i.e., thongs and speedos are strictly prohibited. No cut-offs allowed. Children who are not completely toilet trained must wear waterproof swim training pants under their suits. E. No public intoxication allowed in the pool area as defined by Texas public law. F. No pets are allowed within the pool area. G. No abusive or profane language or breach of the peace will be allowed. H. Running on the pool deck is strictly prohibited. I. Rough play and personal conduct endangering safety of self and others or causing undue disturbance on or about any part of the pool area is prohibited. J. Swimming accessories, provided they are unbreakable, may be permitted in the pool except under crowded conditions. K. Outside food, non-alcoholic beverages, and coolers, are allowed in the pool area. No glass containers are allowed. No food	constitutes a party and must be arranged ahead of time at the office. During busy or holiday weekends, Management reserves the right to limit non-campers to a maximum of 5 guests per property owner or implement the maximum guest per year rule as defined in the WWS requirements under O. with the guest fee determined by management. n. Pool Rules not being followed may result in being asked to leave the pool. o. All MVR Swimming Pool Rules apply. Please observe signs. 6. WS Property Owners or MVR Owner-Members must make reservations for functions (birthdays, receptions, etc.) at one of the pools, playground gazebo or Community Center by contacting the MVR Office. 7. Cabins – WS or MVR Owners will need to contact the MVR office for availability and rates. 8. RV Storage – Spaces for boats, RVs, storage containers, etc. are available for lease at very competitive prices for WS or MVR owners. Contact the MVR office for availability and rates.



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	or drinks are allowed within four (4) feet of the pool. L. Alcoholic beverages are only available through the 19th Hole. No one under the age of 21 will be allowed to consume alcohol. M. Swimming attire is not permitted in the Clubhouse without cover up. N. The Country Club is a smoke/vape free facility. Smoking/vaping is allowed in designated smoking areas and parking lots only. O. Special occasion groups (i.e., birthday party, etc.) of 10 or more guests may be allowed, however, a reservation form is required. The reservation form must be approved by the Director of Golf. The special occasion group must be scheduled and approved five (5) days in advance. The Director of Golf has the right to deny special occasion group usage. Guest usage fee is applicable to these groups. P. Pool Activity Groups must have prior approval by the Director of Golf. All non-WS property owners or non-Marina Village Resort members must pay the current guest usage fee for each day attending. Q. Management reserves the right to permit persons other than members and their guests to use the facilities and to charge a fee for such use. R. Personal music devices are not allowed. 7. Pickleball/Tennis Courts – No fees are charged. - Pickleball equipment is available at the Pro Shop. - All WS Pickleball/Tennis courts Rules Apply.	

NOTE: While at each facility, all Marina Village or Westwood Shores Rules apply. Copies of Rules may be attained at the WS POA office or the MVR Office.



WESTWOOD SHORES / MARINA VILLAGE – ACCESS & AMENITIES AGREEMENT



In the spirit of the Reciprocal Agreement and to better align Westwood Shores and Marina Village, the above rules and guidelines have been approved by both Board of Directors and becomes effective May 1, 2026. It will be re-evaluated as needed but at least annually.

Deta Rogillio
Deta Rogillio, Westwood Shores Board President.

13 July 2026
Date

Barbara Cook
Barbara Cook, Marina Village Board President

July 2, 2026
Date