

**BEAR BRANCH TRAIL ASSOCIATION**  
P. O. Box 5052  
Kingwood, Texas 77325-5052

**RULES AND REGULATIONS GOVERNING USE OF BBTA GREENBELTS**

The formally recorded "Declaration of Covenants, Conditions, and Restrictions" of September 1, 1972 created the "Association" known as the Bear Branch Trail Association which has been chartered by the State of Texas. By specific reference this declaration is made a part of the deed restrictions on all lots and commercial areas in the villages of Bear Branch, Kings Forest, Kings Forest Estates, Hunters Ridge and Kings Crossing to the extent that said lots and commercial areas reside within the confines of an area bordered by Kingwood Drive, Lake Houston Parkway, North Park Drive, and Woodland Hills Drive. Under these authorizations, bylaws were written of which Article VII Section 1(a) states:

"The Board of Directors shall have the power to: Adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof."

Accordingly, the Board of Directors has created the following Guidelines, Rules, and Regulations:

1. The Restrictions, Covenants, and Conditions applying to the lots in the area comprising Bear Branch Trails Association apply to the Common Areas - THE GREENBELTS.
2. Except for specific areas that might be classed as exceptions by special resolution, the Board of Directors considers itself charged with prudent management of a "nature" area, not a park.
3. Alterations and/or modifications including digging, addition of man-made material, cutting of trees and flora, graffiti, construction of Motor Cross Trails, bicycle racing tracks, forts, etc., are prohibited.
4. Motorized conveyances are not allowed on greenbelt property except for vehicles necessary for maintenance as specifically authorized by the Board of Directors.
5. Dumping of trash, grass clippings, garbage, litter, etc. on Greenbelt property is strictly prohibited.
6. Owners of property adjoining the Greenbelts may clear greenbelt property of trees and undergrowth with "trunk" diameter of less than two inches for a distance of three feet from their personal property line but any construction or altering of contour will not be allowed. Similarly such owner may clear a single pathway not more than three feet in width between their property and the hard-surfaced greenbelt, however, such pathways shall not be paved or edged with logs, stones, etc.

7. With the exception of those along Kingwood Drive, fences along the major thoroughfares are Greenbelt property and members who cause damage and/or accelerated deterioration of these fences will be held accountable.
8. Use or possession of guns including but not limited to BB guns, pellet guns, etc. on the greenbelts is prohibited.
9. Dogs or other animals on the greenbelts must be on a leash.
10. Members will be billed for the cost of correction/elimination of any unauthorized alteration of greenbelt property and/or any other violation that can be traced to a specific property owner or his/her dependents or guests.
11. No form of plant, flower, bush or vine may be planted on greenbelt property before obtaining approval from the Board of Directors.
12. Open fires, burning of benches, bridges, fences, etc. is prohibited.