

**Association of Brazos Harbor Owners, Inc.
500 Brazos Harbor Drive
(Revision 2025-10)**

OP-17

ASSOCIATION OF BRAZOS HARBOR OWNERS

TRAILER STORAGE SPACE POLICY

Website: www.abhogranbury.org

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Change History		
Revision	Change	Notes
2021	Added references to associated SOPs.	
2021-1	Added #7 to the "Trailer Storage Space Management" section.	Change approved by the Board of Directors by a majority email vote of 7 to 2 between Jul 9-14.
2021-2	Changed #11 in the "Payments & Reimbursements" section	Change approved by the Board of Directors by a majority email vote of the President, Treasurer, and Secretary on 26 October 2021.
2021-3	Add #8 to the "Trailer Storage Space Management" section.	Change approved by a unanimous email vote of the Board of Directors <ul style="list-style-type: none"> • 12/20/2021 Frank Cambra, ABHO Pres voted in favor of the change • 12/20/2021 Linda Pierce, ABHO Secretary voted in favor of the change • 12/20/2021 Daphne Winberg, ABHO Tres voted in favor of the change • 12/20/2021 Sally Shoemaker, ABHO 5th Board Member voted in favor of the change • 12/21/2021 Linda Montoya, ABHO VP voted in favor of the change
2025-10	Add #8 to Trailer Restriction Section. Remove "PWC" Trailer designation to designated spots which will allow 2 addl. trailers as long as trailer will fit into these spots.	<ul style="list-style-type: none"> • Voted and Passed by Board of Directors on 10-1-25.

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The following policy governs the rental of the of the trailer storage spaces within the Brazos Harbor Subdivision, Granbury, Texas. There are two designated trailer storage areas; 1) Storage Lot 1 located next to the dumpsters and 2) Storage Lot 2 located the far back corner of the park. This policy applies to all Lot Owners and Lot Owners with renters. The Association of Brazos Harbor Owners (the "Association") Board of Directors reserves the right to update this policy as required. Trailer Storage Spaces shall only be rented to Members of the Association.

Trailer Storage Space Management

1. The Vice President of the Association will manage the assignment of trailer storage spaces within the Brazos Harbor Subdivision. **(REFER TO OP-17a Trailer Storage Lot Management)**
2. A dated written request in the form of an email or letter by the Lot Owner will be submitted to the Association's Vice President for consideration. If no trailer storage space is available, the Association's VP will put the Lot Owner on a waiting list. The dated written request will also serve to rank requests on the waiting list.
3. A waiting list will be established in the order of request received. If your name is on the waiting list and you decline the opportunity to rent a trailer storage space, your name will be moved to the bottom of the waiting list. **(REFER TO OP-17a Trailer Storage Lot Management)**
4. Written notification with the intent to vacate the rented trailer storage space including the date the trailer will be removed, must be sent to the Association's Secretary (Sec@abhogranbury.org) and Association Treasurer (Treas@abhogranbury.org). This letter will be used to calculate any refunds. Removing a trailer without first providing written notice will not be recognized for any refund prorating.
5. A Trailer Storage Space Rental Agreement **(REFER TO OP-17b Trailer Space Rental Agreement)** must be completed, approved by the Associations VP or designee and a trailer space assigned prior to a trailer being placed in a trailer space. If this process is not followed, the trailer may be towed at the expense of the Lot Owner.
6. Lot Owners with "renters"
 - a. Lot Owners are responsible for renting a trailer storage space on behalf of their renter.
 - b. Lot Owners with renters are responsible for submitting the Trailer Storage Space Rental Application, paying all trailer storage space rent fees, late fees, and damage if applicable.
 - c. Priority to trailer storage spaces will be given to Lot Owners without renters
 - d. Trailer storage space being rented by a Lot Owner on behalf of a renter will be considered a month to month rent.
 - e. In the event a Lot Owner without a renter wants to rent a trailer space, a trailer space with a renter's trailer (first in, last out) will be vacated for the Lot Owner.
 - f. Lot Owners with more than one rental lot are limited to renting one trailer storage space at a time on behalf of their renter. For example, a Lot Owner has five rental lots, that owner will only have access to one trailer storage space, not five.
 - g. Lot Owners with renters are not permitted to "shuttle" their renters through the trailer storage space that has been rented. Once the renter removes his/her trailer from the trailer storage space, the trailer storage space becomes available for the next Lot Owner on the waiting list.

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7. **(Change 2021-1) Trailer storage spaces occupied by owners without renters will revert back to the Association for reassignment for the following reasons:**
 - a. **The Association member no longer owns any lots within Brazos Harbor.**
 - b. **The Association member sells the trailer occupying a trailer storage space and does not replace it.**
 - c. **When an Association member sells their trailer to another Association Member.**
8. **(Change 2021-3) Once you sell your watercraft that has a trailer in the storage lot, the trailer space reverts back to the HOA and is assigned to the next person on the wait list regardless if the new owner is an Association member. If there is no one on the wait list, the Association Member that purchased your watercraft trailer will be assigned the trailer space and will be required to fill out and submit the OP-17b Trailer Storage Agreement to the Association Vice President for processing.**

Trailer Restrictions

1. Trailers storage spaces are limited to boat, Jet Ski/Waverunner trailers, and/or small open-air utility trailers.
2. Boats, jet skis, and waverunners are not allowed to be stored on the trailer while in a trailer storage space.
3. Open-air utility trailers must have an "empty bed" while being stored in a trailer storage space.
4. **Trailers must be kept in "move out ready" working condition while in storage. This includes but not limited to, tires must be on trailers and inflated, and trailer licenses kept current in accordance with state requirements.**
5. Trailers must be backed into a trailer space with the tongue and hitch facing forward.
6. One trailer of any type per space.
7. ~~Trailer Space 1-6R is restricted to PWC Trailers only.~~
8. As of 10-2025 Trailer space 1-6R is no longer restricted to a Personal Watercraft trailer. This space can be used for a regular boat trailer as long as the trailer will fit into space. Trailer space 2-4 is also noted as a regular trailer spot.

Payment / Reimbursements

1. Lot Owners of a rent lot are responsible for paying, but not limited to, all trailer storage space rent fees, late fees, towing costs and damage if applicable.
2. **Trailer storage space rent is due by January 31st of each year.**
3. Trailer storage Space rent is paid on an annual basis. See Table 1 below for the payment schedule. If a renter's trailer is required to be vacated for a Lot Owner, the remaining trailer storage space rent for the period rented will be reimbursed to the Lot Owner of the renter within 30 days.
4. Late fees will accumulate at a rate of \$25 per month starting the subsequent month to when the rent is due. **Refer to Table 2 below.**
5. **No reminders will be sent out prior to the due date.**
6. The Associations Board of Directors reserve the right to raise the rent for trailer space during the year.
7. Trailer storage space rent will be paid in full prior to renting or yearly renewal.
8. Trailer storage space rented during the year will be prorated on a monthly basis. Rent is calculated based on the month in which the trailer space was rented not the day of the month. **Refer to Table 1 below.**
9. Checks will be made to the Association of Brazos Harbor Owners

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10. Checks will be mailed to the Association of Brazos Harbor Owners or given to the Association of Brazos Harbor Owners Treasurer.

(Change 2025-10) Refunds for trailer space vacated must be requested in writing to the ABHO Treasurer at 500 Brazos Harbor Drive, Granbury, TX 76048 or by email at Treas@abhogranbury.org.

Table 1. Trailer Space Fee Schedule

<i>If Rented in Month</i>	<i>Amount Due</i>
January	Full Amount
February	11/12
March	10/12
April	9/12
May	8/12
June	7/12
July	6/12
August	5/12
September	4/12
October	3/12
November	2/12
December	1/12

Table 2. Late Fee Schedule (\$25 per month)

<i>If Paid in (or postmarked)</i>	<i>Amount Due</i>	<i>Accumulated Late Fee Due</i>
January	Annual Fee	\$0
February	Annual Fee plus	\$25
March	Annual Fee plus	\$50
April	Annual Fee plus	\$75
May	Annual Fee plus	\$100
June	Annual Fee plus	\$125
July	Trailer towed at Lot Owner's expense	

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GRANBURY, TX 76048
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Amendment Trailer Storage Space Policy OP-17 Covenants, Conditions, and Restrictions

Replace entire documents to include two additional trailer storage slots for Owner use.

CERTIFICATION

IN WITNESS WHEREOF, the undersigned, Kim Good, as the duly elected, qualified, President of the Association of Brazos Harbor Owners, a Texas non-profit corporation, hereby certifies on behalf of the Association that the OP-17 Policy, a Supplement to the Covenants, Conditions, and Restrictions, was duly updated by of the Association of Brazos Harbor Owners at the annual meeting held on October 25, 2025, and shall take effect upon its recording in the Official Public Records of Hood County, Texas.

Association of Brazos Harbor Owners
A Texas non-profit corporation

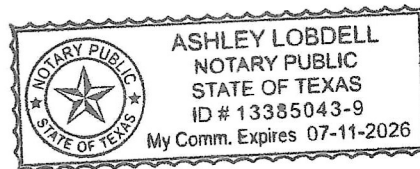

BY: Kim Good
President

THE STATE OF TEXAS
COUNTY OF HOOD

This instrument was acknowledged before me on the 29 day of Oct 2025, by Kim Good, President of Brazos Harbor Home Owners Association, a Texas non-profit corporation.


Notary Public Signature

AFTER RECORDING, PLEASE RETURN TO:
The President
Association of Brazos Harbor Owners
500 Brazos Harbor Drive
Granbury, TX 76048



FILED

OCT 29 2025


County Clerk, Hood County, TX

**Hood County Clerk
201 W Bridge Street
PO BOX 339
Granbury, Texas 76048
Phone: 817-579-3222**

Document Number: 2025-0015130 -
Filed and Recorded - Real Records

RESTRICTION

Grantor: BRAZOS HARBOR OA

Pages: 7

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Receipt Number: R2516046	
Amount: \$35.00	
Recorded By: Jessica Galarza	

Any provision herein which restricts the Sale, Rental, or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

I hereby certify that this instrument was filed and duly recorded in the Official Records of Hood County, Texas



Christine C. Leftwich
County Clerk
Hood County, Texas



Return To: In Office
LINDA MONTOYA

