

COMMENT DRAFT
OCTOBER 16, 2025



Upper Trinity Regional Water District

LAKE RALPH HALL

LAKE & SHORELINE
MANAGEMENT PLAN



FINAL DRAFT





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A digital version of this Lake & Shoreline Management Plan can be found at: [HOLD For Website URL](#)

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Executive Summary

Purpose

This Lake & Shoreline Management Plan establishes guidelines set forth by Upper Trinity Regional Water District (UTRWD) for the protection and maintenance of Lake Ralph Hall and the accompanying shoreline area while maintaining public use of the lake. While the primary purpose of Lake Ralph Hall is water supply, UTRWD also allows for private and commercial development around the lake and public recreational opportunities for residents and guests. The Lake Ralph Hall Lake & Shoreline Management Plan establishes shoreline and surface water classifications regulating the uses of Lake Ralph Hall. These classifications identify the location and types of public and recreational uses with consideration of water quality protections necessary to maintain operation as a critical water supply source.

Vision

Lake Ralph Hall is a special place (a natural place, a quiet place, a hospitable place) both for people and for the environment, assuring a reliable water supply for generations to come (Vision Statement adopted by UTRWD Board of Directors, April 2019).

Goal

The primary goal of Lake Ralph Hall is to provide safe, reliable drinking water for one of the fastest growing regions in North Texas. The goal of this Lake Ralph Hall Lake & Shoreline Management Plan and UTRWD's support and participation in the development and adoption by Fannin County of the Lake Ralph Hall Comprehensive Plan and the Lake Ralph Hall Zoning Map and Regulations is to create environmental and water quality protections for this important water supply, while allowing for economic development opportunities, educational opportunities, and recreational uses for the residents and visitors of Fannin County.

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Section 1 Introduction

Lake Ralph Hall is owned and operated by Upper Trinity Regional Water District (UTRWD), a political subdivision of the state created by the Texas Legislature in 1989 (HB 3112 Chapter 1053, Acts of the 71st Legislature of Texas Regular Session 1989). UTRWD is a conservation and reclamation district under Article 16 Section 59 of the Texas Constitution providing wholesale regional water and wastewater services. UTRWD's primary service areas are the communities in Denton County in North Texas consisting of 29 different cities, towns, and utility districts. The Lake Ralph Hall Lake & Shoreline Management Plan was developed prior to the completion of the dam and reservoir to allow for UTRWD to prepare for future residential and commercial development and private shoreline uses. This plan will be periodically reviewed and updated as outlined in **Section 1.3**.

1.1 Lake and Shoreline Management Plan Purpose and Goal

The Lake Ralph Hall Lake & Shoreline Management Plan establishes guidelines for the use and management of the lake and its shoreline. The Lake & Shoreline Management Plan is designed to facilitate protection and preservation of the waterbody and the shoreline areas for the purposes of maintaining desirable water quality and reliable water supply. The Lake & Shoreline Management Plan also recognizes Lake Ralph Hall as a community asset allowing for public recreational uses and natural aesthetics. This plan outlines standard processes for the assessment, approval, and management of lake and shoreline activities on UTRWD property adjacent to Lake Ralph Hall.

UTRWD's goal is to promote the safe use of Lake Ralph Hall and its shoreline, while enacting environmental protections to maintain the water quality of the lake as a reliable water supply source for UTRWD customers. The Lake & Shoreline Management Plan reinforces the vision of Lake Ralph Hall as a quiet, natural, and hospitable place for people and the environment, assuring reliable water supply for generations to come.

1.2 Background

Lake Ralph Hall was developed to respond to the water demands of one of the fastest growing regions in North Texas. At full capacity, Lake Ralph Hall can store approximately 180,000 acre-ft of water and will provide up to 35 million gallons of raw water and 19 million gallons of reuse water per day to the region.

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In the early 2000's, local officials, along with Congressman Ralph Hall, looking for a new economic driver for the Ladonia area, met with Upper Trinity Regional Water District and began a decades-long relationship, formalized in 2004. In December of 2013, the Texas Commission on Environmental Quality (TCEQ) granted Water Use Permit No. 5821, awarding UTRWD the right to impound and divert water from Lake Ralph Hall, a new water supply reservoir on the North Sulphur River in Fannin County. In January of 2020, the U.S. Army Corps of Engineers (USACE) issued a permit under Section 404 of the Clean Water Act to UTRWD authorizing construction of Lake Ralph Hall. Construction of Lake Ralph Hall officially began in June of 2021.

This reservoir will address the increasing demands of residents and businesses in the North Sulphur River Basin of Fannin County and the North Texas communities served by UTRWD, becoming an essential water source that will also deliver economic and recreational benefits to Fannin County. The development of the reservoir is just one component of the comprehensive project managed by UTRWD. Besides building the Leon Hurse Dam and spillway, the project involves the construction of a raw water pump station, a 32-mile 66"/72" raw water pipeline, and a balancing reservoir. These elements are essential for efficiently delivering water to communities served by UTRWD.

The Leon Hurse Dam began construction in June 2021 and is expected to span 2.3 miles and become operational in 2026 (Figure 1). The top of the dam is 566 feet above the mean sea level (MSL) and is 15 feet above the lake water surface at the Conservation Pool Elevation (551 MSL). The top of the dam is 113 feet above the eroded North Sulphur River channel bed at its deepest point. The construction of the dam required the placement of approximately 5 million cubic yards of earth and the installment of 134,000 cubic yards of concrete. The water intake is through a labyrinth weir style spillway and intake tower in the center of the dam that feeds the nearby pump station. Filling the lake to a safe level for recreational use could take several years. The opening date is unknown due to multiple variables affecting the rate at which the lake fills.

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Figure 1. Ongoing construction of the Leon Hurse Dam Spillway, January 2025.

UTRWD has constructed or will construct certain improvements near Lake Ralph Hall to support local activities and meet permitting requirements. This includes the construction of the Lake Ralph Hall Visitors Center and Lake Office, two new SH 34 bridges and a pedestrian path across the main body of the lake, a relocated fossil park, a fishing jetty, and public boat ramps and access areas. The pedestrian path is a 12-foot-wide concrete hiking/biking path located on the SH 34 Bridge and extends from the trailhead at the Lake Ralph Hall Visitors Center to the Bug Tussle Community near FM 1550. The new SH 34 Bridge was constructed over Lake Ralph Hall in 2021 and provides a 30-foot clearance near its center, allowing for high-mast boat passage below. The public access areas will include, at a minimum, boat ramps and parking lots. Approximately six (6) miles of mitigation streams were created below the Leon Hurse Dam pursuant to the requirements of the USACE 404 Permit. These streams replicate the natural, curved tributaries of the original North Sulphur River prior to its channelization in the 1920's providing for river pool habitats, natural vegetation, wildlife and improved water quality downstream. The fossil park has been relocated downstream of the Leon Hurse Dam at FM 904/North Sulphur River adjacent to the stream mitigation area providing easy access for fossil hunters to the North Sulphur River. Timber and other navigational hazards are being cleared in many areas of the lake to further support recreational activities. However,

low water levels could expose some hazards (see Section 2). Figure 2 shows ongoing progress for several of the Lake Ralph Hall improvements underway.

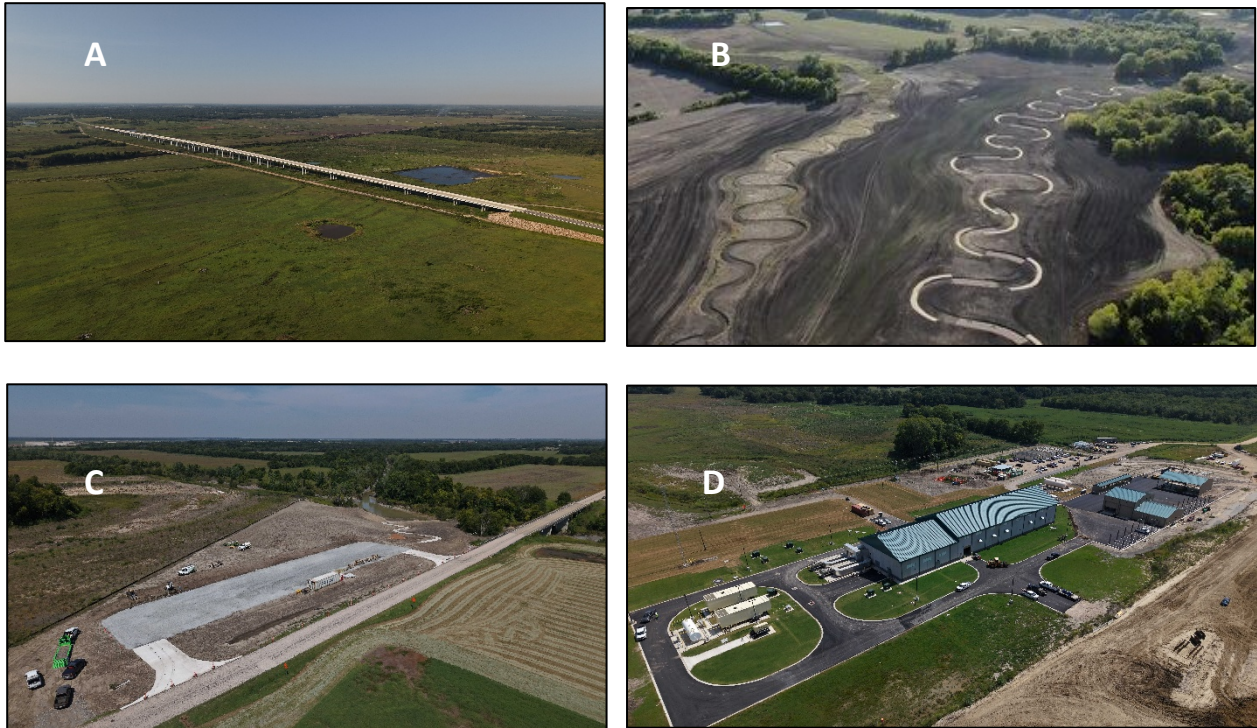


Figure 2. Lake Ralph Hall improvements underway. A) SR 34 Bridge; B) Stream mitigation downstream of Leon Hurse Dam; C) Ladonia Fossil Park; D) Lake Ralph Hall Pump Station and Maintenance Facility

Although building and operating public recreation facilities such as camping, trails, and swimming areas are not UTRWD's primary business or responsibility, UTRWD is open to seeking grants and funding opportunities as well as partnering with entities and agencies to create such opportunities at Lake Ralph Hall.

1.3 Lake Ralph Hall Lake & Shoreline Management Plan Review and Revision Process

The Lake & Shoreline Management Plan and its maps are adopted by the UTRWD Board of Directors. Since the Lake & Shoreline Management Plan is based on the current vision for the lake, UTRWD will periodically

review and revise the plan as needed to reflect any changes and/or updates within the Lake & Shoreline Management Plan goals, procedures, or classifications.

The Lake & Shoreline Management Plan review includes all approved minor updates, proposed shoreline classification changes, a review of all sections, maps, and procedures against the current conditions and lake capacity limits, and other necessary changes based on the Lake Ralph Hall Operations Plan and water fluctuation data. The official Lake & Shoreline Management Plan is the most recent version with approved minor updates. After each review, UTRWD staff will report on the shoreline management program, including use patterns, shoreline objectives, development, and dock numbers/permits. They will track lake capacity by monitoring permits for docks and marinas and calculate the remaining lake capacity. If the capacity limit is reached, UTRWD may deny new permits until a full review and update of the Lake & Shoreline Management Plan is completed.

The Lake & Shoreline Management Plan is intended to be a living document and will be updated as necessary. The current version of the Lake & Shoreline Management Plan will be made available on the Lake Ralph Hall website.

1.4 Lake & Shoreline Management Plan Organization

The Lake & Shoreline Management Plan covers the inundated and shoreline areas owned and managed by UTRWD (**Figure 3**). The Lake & Shoreline Management Plan details the permissible activities, management procedures, and policies for the safe use of Lake Ralph Hall and the UTRWD-owned shoreline which serves as a guide for residents, guests, interested stakeholders, and the public to protect the lake's water quality and regulate activities on UTRWD-owned property that could negatively impact its intended uses and benefits. This Lake & Shoreline Management Plan does not cover activities on private property outside of the UTRWD-owned shoreline areas except to the extent that those activities and uses affect Lake Ralph Hall such as subdivision or commercial development activities, stormwater runoff, and wastewater collection.

Pursuant of the Texas Local Government Code 231.132(a), the area within 5,000 feet of the Lake Ralph Hall shoreline may be within the Lake Zoning Area and may be subject to Fannin County's Zoning Regulations. Compliance with Fannin County's Zoning Regulations applies to all land, buildings, structures, or appurtenances located within the Lake Zoning Area. Therefore, it is important for those who are interested in developing properties around Lake Ralph Hall to become familiar with the rules and guidance

embodied in this document as well as Fannin County's Lake Ralph Hall Comprehensive Plan and Zoning Regulations before any development activities are planned.

A portion of Lake Ralph Hall is located within the City of Ladonia. For those portions of the shoreline located within the City of Ladonia, interested parties are directed to the City of Ladonia Comprehensive Plan and Zoning Regulations and Development Regulations.

The Lake & Shoreline Management Plan area is separated into shoreline and water surface classifications based on lake operations, environmental conditions, recreational and commercial opportunities, and public safety (**Figure 4**). The shoreline classification includes five distinct zones, each with varying management directives and allowances for public activities (**Figure 5**). Similarly, the water surface classifications include four distinct zones categorized by environmentally sensitive conditions, dam operations, and recreational activities (**Figure 6**). These classifications will be referenced throughout the Lake & Shoreline Management Plan with each described, along with associated regulations. **Appendix A** provides a map of Lake Ralph Hall with all shoreline and water surface classifications along with land uses.

The activities and allowances for public use within each zone are determined by UTRWD in a manner consistent with the vision of Lake Ralph Hall as a quiet, natural place. All lands within the Lake & Shoreline Management Plan area remain the sole property of UTRWD, and public or private use of this property is at the discretion of UTRWD.

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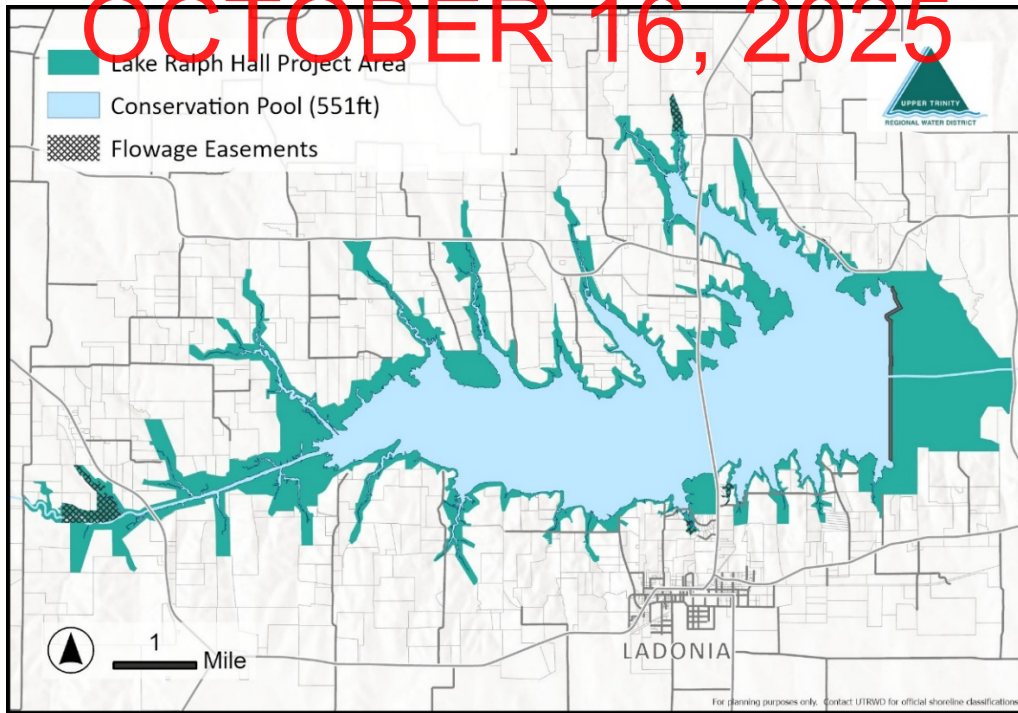


Figure 3. Lake Ralph Hall Lake & Shoreline Management Plan Area

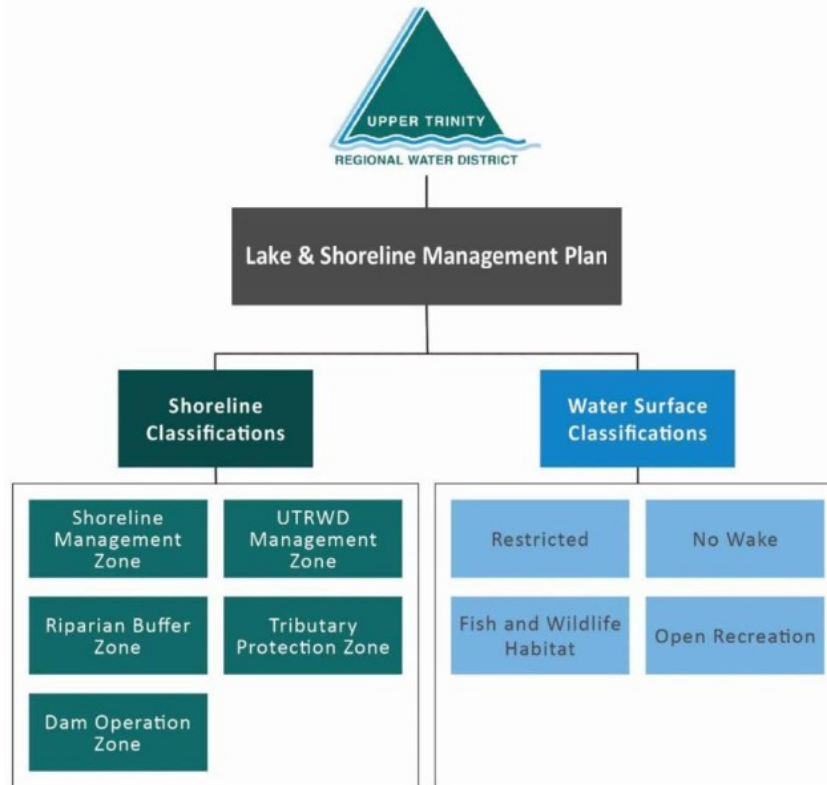


Figure 4. Lake & Shoreline Management Plan Organization



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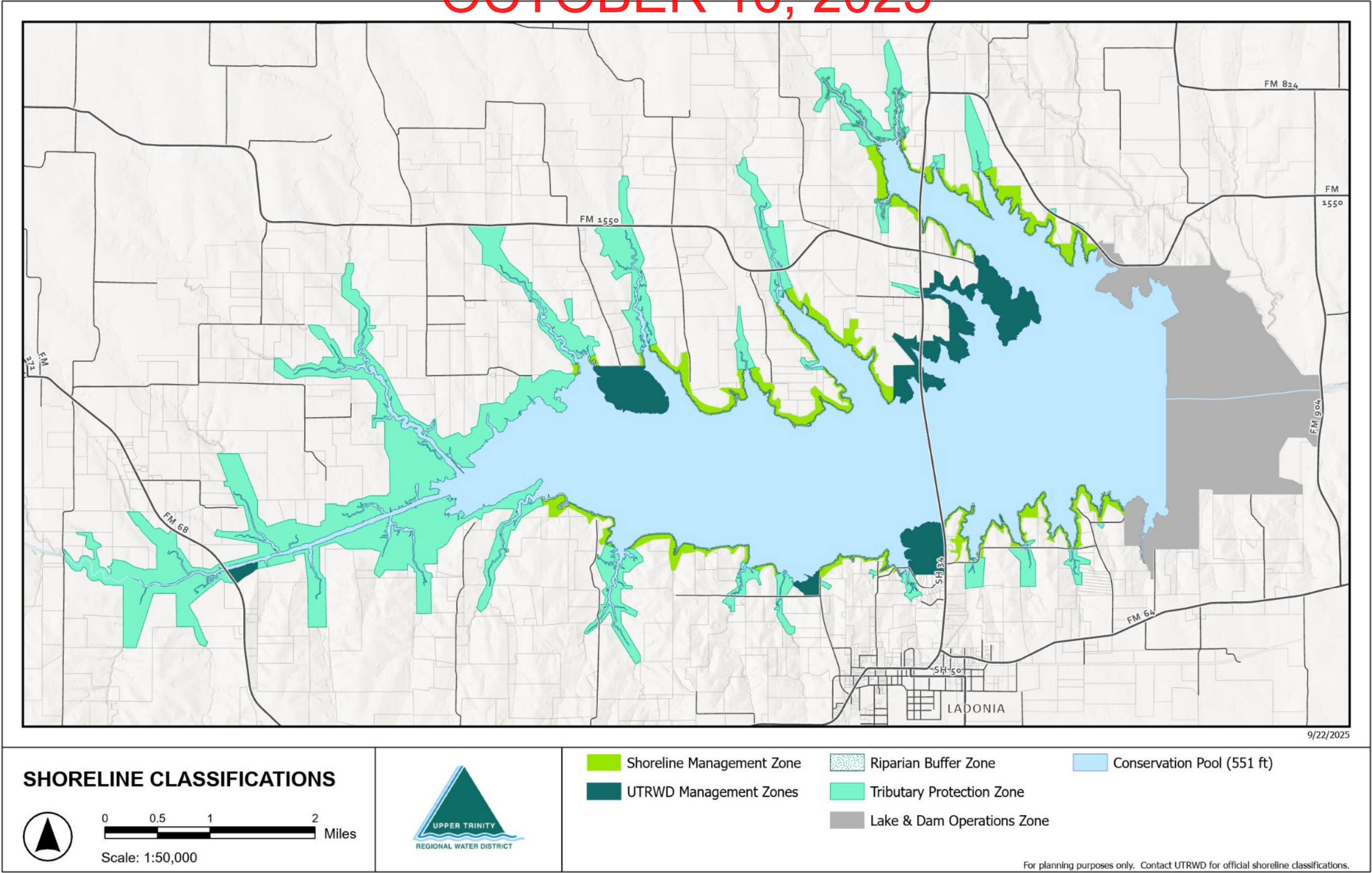


Figure 5. Lake Ralph Hall Shoreline Classifications



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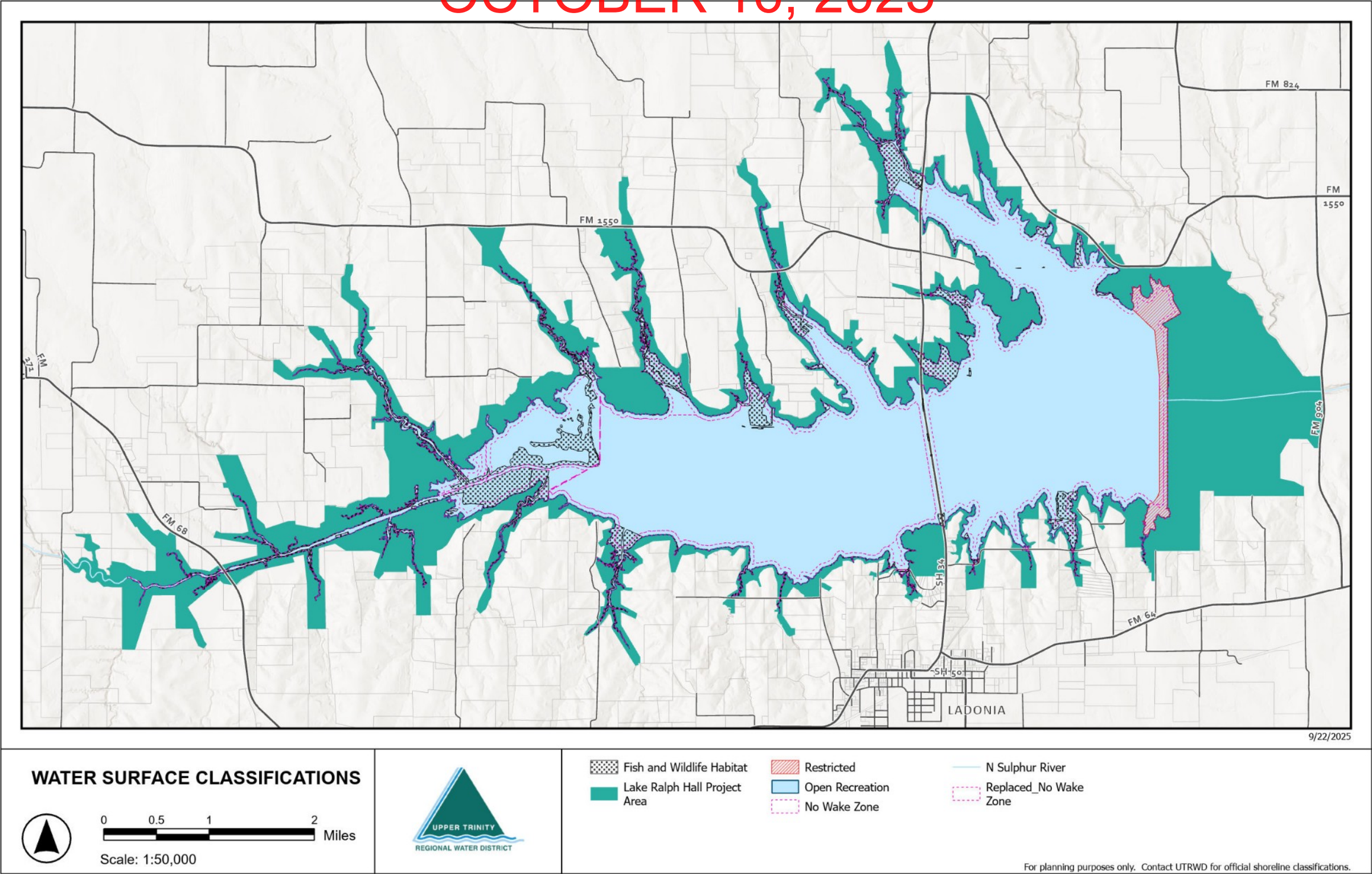


Figure 6. Lake Ralph Hall Water Surface Classifications

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Section 2 Description of Shoreline

2.1 General Overview

The reservoir was designed to meet the permitted water supply capacity and the growing water demand of the communities served by UTRWD. The lake's name honors longtime U.S. Congressman Ralph Hall, who championed the development of the lake to benefit not only the City of Ladonia, but Fannin County and the entire North Texas region. **Table 1** provides key statistics for Lake Ralph Hall.

Table 1. Lake Ralph Hall Project Statistics

Lake Ralph Hall	Statistic
Location	Fannin County, Texas
Owner and Operator	Upper Trinity Regional Water District
Reservoir Conservation Pool	551 feet above MSL
Reservoir Surface Area (at 551 feet above MSL)	Approximately 7,600 acres
Total Project Size	Approximately 16,500 acres (including Lake Protection Zones and Stream Mitigation below Dam)
Storage Capacity (at 551 feet above MSL)	180,000 acre-feet
100-Year Flood Pool	555.5 feet above MSL
Stream Mitigation	Approximately 6 miles of restored North Sulphur River streambed and tributaries located downstream of the Leon Hurse Dam

2.2 County and City Zoning Overview

The Lake & Shoreline Management Plan is intended to be consistent with the regulations and guidelines set in the Fannin County Lake Ralph Hall Comprehensive Plan, future land use map, and Zoning Regulations (can be viewed here: [Planning and Zoning - Lake Ralph Hall](#)). If the zoning regulations are revised, this Lake & Shoreline Management Plan may be revised accordingly, and an updated Lake & Shoreline Management Plan will be published (see **Section 1.3**).

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Fannin County's Lake Ralph Hall Comprehensive Plan was developed by the Fannin County Commissioners Court and the Lake Ralph Hall Zoning Commission and adopted on October 11, 2022. The plan aims to serve as a guide to ensure the protection of the environment as land development along the lake takes place. The development of this plan prompted the Lake Zoning Regulations, which were adopted by Fannin County on February 7, 2023.

The existing land use around Lake Ralph Hall has remained mostly undeveloped or agricultural, farm, and ranch with the remaining land use consisting of small residential areas. Therefore, the future development of Lake Ralph Hall will require large areas of undeveloped agricultural land to be converted into well-developed commercial and residential uses. The guidelines from the Comprehensive Plan were integrated into the development of the zoning ordinance for the area surrounding the lake, extending up to 5,000 feet from the perimeter.

Development of private structures on UTRWD shorelines, including those on or over the water, require UTRWD's approval and compliance with Fannin County Zoning Regulations. UTRWD intends to collaborate with Fannin County to ensure that desirable development occurs on both UTRWD land and adjacent private properties. To this end, the Lake & Shoreline Management Plan and future land use as outlined in the Comprehensive Plan are designed to be compatible. For instance, private recreational facilities such as marinas, resorts, or similar commercial uses may be permitted along shorelines designated for such purposes, particularly if they are adjacent to commercially zoned properties.

A portion of Lake Ralph Hall is located within the City of Ladonia. The City of Ladonia documents can be found on their website here: [City of Ladonia](#). This Lake & Shoreline Management Plan is meant to complement and support the Ladonia Comprehensive Plan and Zoning Regulations. To the extent that those regulations are amended, this Lake & Shoreline Management Plan will be reviewed to analyze if any modifications are necessary.

2.3 Water Level Fluctuations

Water levels in Lake Ralph Hall are expected to fluctuate significantly as a result of operational and environmental conditions. **The normal pool elevation, or conservation pool, of Lake Ralph Hall is 551 feet MSL; however, this elevation may be routinely exceeded or significantly not met due to flood conditions, dry conditions, or normal water supply operations.** Any permittee who constructs docks, access paths, or other improvements within UTRWD-owned property must accept all risks associated with

fluctuating water levels. These conditions have the potential to occur quickly and may last for extended periods of time resulting in restricted reservoir access such as:

- Limited/restricted access to parts of the shoreline
- Unusable docks
- Unusable access paths
- Restricted access to public boat ramps
- Diminished lake surface area for water recreation activities

UTRWD has the authority to restrict reservoir access for any operational or safety reasons and will follow the Lake Operations Plan to restrict access when water levels are unsafe for boating. UTRWD will assess the usability of public access areas based on current water levels and will reopen ramps when conditions improve. The primary purpose of Lake Ralph Hall is safe and reliable water supply. UTRWD will not manage reservoir levels to maintain boat accessibility or recreational opportunities. Constructed docks and/or access paths may not be useable at all times and may remain unusable for extended periods of time. Additionally, the shoreline may serve as flood storage and may be inundated for long periods of time.

2.4 Flowage Easements

UTRWD maintains a limited number of permanent flowage easements on lands that may periodically flood for an unknown amount of time (see **Figure 3**). These easements represent locations that allow UTRWD to overflow, flood, submerge, store, and impound water when the lake exceeds the normal conservation pool level. The flowage easements are all located within the Shoreline Management Zone. The terms and conditions of the Flowage Easements supersede the provisions of the Lake & Shoreline Management Plan, however, adjacent property owners may retain the ability to submit applications to UTRWD for certain uses, such as docks and access paths. UTRWD is not responsible for any loss or damage to the easement property, including docks and access paths, that may occur during times of flooding. Additionally, UTRWD is not responsible for cleaning up or removing any materials, such as silt, debris, vegetation, and trash on the easement that may result from flooding.

2.5 Caddo National Grasslands and Texas Parks and Wildlife Public Access and Hunting

The Texas Parks and Wildlife Department (TPWD) manages public recreation and access to large tracts of land along the southern and southwestern boundary of Lake Ralph Hall for activities open to the public (**Figure 7** and **Appendix A**). Portions of this land are held in leasing arrangements between TPWD and UTRWD, while others are associated with the Caddo National Grasslands Wildlife Management Area owned by the US Forest Service. The US Forest Service manages the Grasslands according to their adopted forest plan and TPWD manages these areas for recreational activities open to the public including hunting, fishing, hiking, camping in designated areas, biking, and wildlife viewing, among others. The rules and regulations set by TPWD and the US Forest Service for these areas are in addition to those described in the Lake & Shoreline Management Plan. Persons seeking to learn more about the allowable activities and management of these lands should contact TPWD or the Caddo National Grasslands Wildlife Management Office.

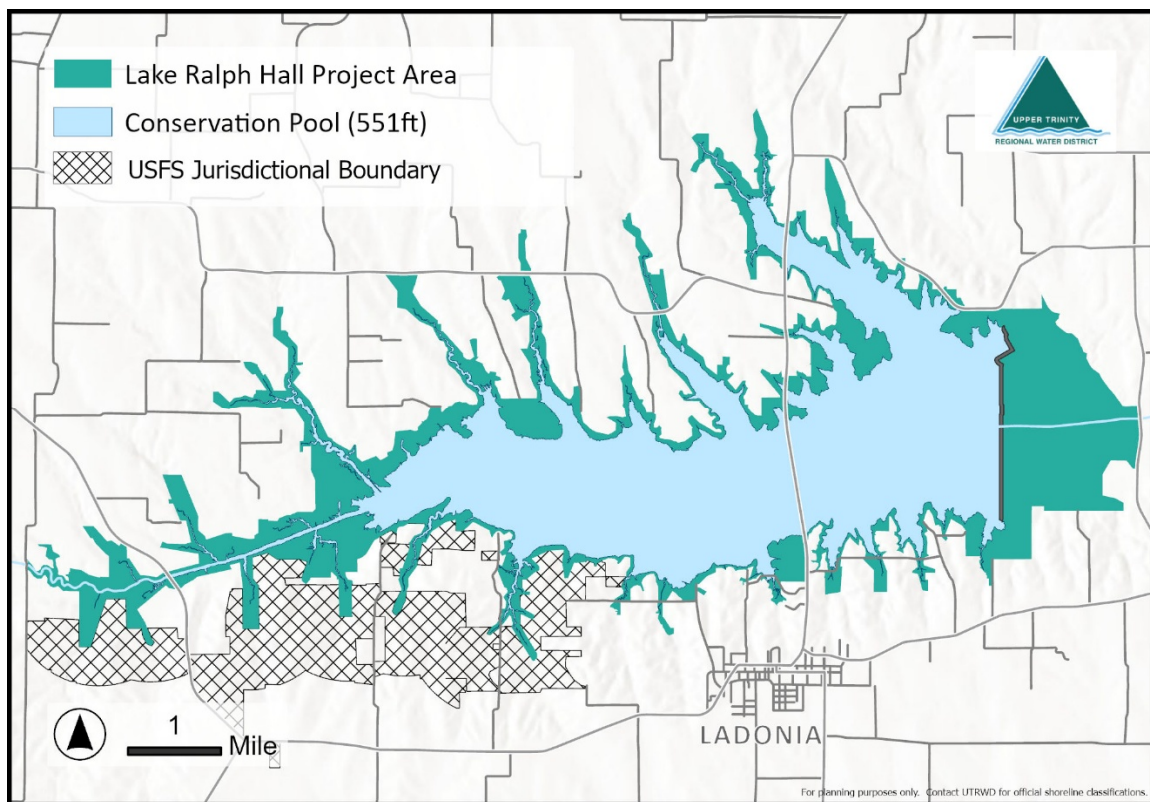


Figure 7. US Forest Service owned and TPWD managed lands within Lake Ralph Hall Planning Area

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Section 3 Shoreline and Water Surface Classifications

Lake Ralph Hall consists of approximately 128 linear miles of shoreline and a water surface area of approximately 7,600 acres, at the conservation pool elevation (551 feet MSL). The lake and shoreline are classified by environmental features to protect lake operations and meet the Lake & Shoreline Management Plan objectives. The classifications are described in the following sections and **Appendix A** provides a map of the shoreline and water surface classifications.

3.1 Shoreline Classifications

The shoreline is delineated into five primary classifications: Shoreline Management Zone, Upper Trinity Management Zone, Riparian Buffer Zone, Tributary Protection Zone, and Lake and Dam Operation Zone (**Table 2; Figure 5; Appendix A**). Each zone defines and guides potentially permissive use and management along with areas of restricted access for dam operation and safety reasons. The maps provided herein are for reference only and UTRWD maintains the official, georeferenced maps, for purposes of authority and Shoreline Classification.

Table 2. Lake Ralph Hall Shoreline Classifications

Shoreline Area of Interests	Definition	Purpose	Allowable Activities within Zone
Shoreline Management Zone	Contiguous area landward of the 551 ft MSL elevation owned by UTRWD generally to the approximate 560 ft MSL.	• Buffer human activities from lake operations and create a flood zone during times of high lake levels. • Maintain natural shoreline to enhance water quality and provide wildlife habitat. • Enhance vision of quiet, natural place.	Some activities are allowed to grant reasonable access to water and allow certain modifications including vegetation modification, access paths, and dock construction in specified areas. All modifications require an approved permit from UTRWD (see Section 4). No modifications are allowed without written approval from UTRWD.

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Shoreline Area of Interests	Definition	Purpose	Allowable Activities within Zone
Upper Trinity Management Zone	Shoreline areas owned and managed by UTRWD for specific purposes, separate from the Shoreline Management Zone.	Shoreline set aside for public boat ramps and public access, marinas, or UTRWD-related development.	Not subject to the requirements of this Lake & Shoreline Management Plan. Activities and access determined at the discretion of UTRWD.
Riparian Buffer Zone	A strip of UTRWD-owned land located immediately adjacent to the 551 feet MSL conservation pool elevation extending for an average of 50 feet landward.	- Protection required by TCEQ Water Use Permit No. 5821. - To protect water quality and lake operations by reducing pollution sources and filtering out sediment, nutrients, and harmful chemicals. - To reduce shoreline erosion by protecting vegetation that stabilizes soil. - To protect wildlife habitat.	Reasonable access to water provided with access paths and docks allowed in the specified areas with UTRWD-issued permit (see Section 4). No modifications are allowed without written approval from UTRWD.
Tributary Protection Zone	Shoreline areas where tributaries contribute to Lake Ralph Hall extending from the 551 feet MSL conservation pool elevation to the extent of UTRWD-owned property.	- Provide special protections to shoreline around tributaries contributing water to Lake Ralph Hall. - Similar purpose as Riparian Buffer Zone.	Enhanced restrictions on activities compared to Shoreline Management Zone. Access paths and/or fishing/patio docks may be approved with an UTRWD-issued permit (see Section 4). No boat docks or vegetation modification will be allowed.
Lake and Dam Operation Zone	The area in the immediate vicinity of the Dam, public roadways and bridges, and UTRWD operational facilities.	- To protect the operations of the lake and dam infrastructure and facilities. - Protect public safety.	No public access.

With the exception of a limited number of flowage easements, UTRWD retains ownership of all lands within each of these shoreline classifications and no persons shall place, construct, or operate any structure, or make any modifications within any shoreline classification area without an approved permit from UTRWD (**Section 4**).

Public use of the shoreline is allowed with proper permits and compliance with these Lake & Shoreline Management Plan regulations. The entire shoreline is considered an environmentally sensitive area and the UTRWD considers its use a privilege which can be revoked if public or private use degrades this environment. Use of the shoreline is for pedestrian use only. Motorized vehicles and overnight camping are prohibited.

Public access to Lake Ralph Hall is limited to designated public access points. These points are generally designated as the public boat ramp areas, the fishing jetty, the shoreline of the Lake Ralph Hall Visitors Center and Lake Office and other locations that are specifically designated for public access. The public is also allowed access up to the mean high vegetation line from lakeside access. The shoreline above the mean high vegetation line is generally not publicly accessible except through approved permits issued to adjacent Homeowner's Associations, landowners, and other vested parties. Public access is not allowed in environmentally sensitive areas, lake and dam operation areas, bridges, and other critical infrastructure areas not designated for public access.

3.1.1 Shoreline Management Zone Dock Eligibility

The Shoreline Management Zone is eligible for consideration for the placement of private docks. Private or community docks may be allowed with an approved permit from UTRWD. Docks may be disallowed in this area for a variety of reasons including, but not limited to, insufficient water depth, excessive width of Shoreline Management Zone (representing the time and distance needed to traverse the Shoreline Management Zone from private property line to water's edge), and proximity to environmentally or operationally sensitive areas. For specific requirements regarding dock construction permits and eligibility, see **Section 4** of this document. Although a shoreline might be considered for dock permitting, UTRWD makes no warranty that a particular parcel is eligible for dock construction based on the public map, nor that water levels would be sufficient for docking or boat use at any given time. Low water levels may make docks unusable. Persons wishing to obtain a permit for dock construction must accept the risks of use, including potential for maintenance or damage associated with high or low water levels.

There is no guarantee that a Shoreline Use Permit will be approved for boat dock construction. Each application is considered individually, and cumulative impacts of built structures will be considered.

Section 4 describes the criteria and requirements for Shoreline Use Permits associated with docks.

3.1.2 Tributary Protection Zone Fishing/Patio Dock Eligibility

The Tributary Protection Zone is eligible for consideration for the placement of private fishing/patio docks. Private or community boat docks are not allowed, but private or community fishing/patio docks may be allowed with an approved permit from UTRWD. Docks may be disallowed in this area for a variety of reasons including, but not limited to, anticipated water flows, insufficient water depth, excessive width of Tributary Management Zone (representing the time and distance needed to traverse the Tributary Management Zone from private property line to water's edge), and proximity to environmentally or operationally sensitive areas. For specific requirements regarding dock construction permits and eligibility, see **Section 4** of this document. Although a shoreline might be considered for dock permitting, UTRWD makes no warranty that a particular parcel is eligible for dock construction based on the public map, nor that water levels would be sufficient for docking or boat use at any given time. Low water levels may make docks unusable. Persons wishing to obtain a permit for dock construction must accept the risks of use, including potential for maintenance or damage associated with high or low water levels.

There is no guarantee that a Shoreline Use Permit will be approved for fishing/patio dock construction. Each application is considered individually, and cumulative impacts of built structures will be considered. **Section 4** describes the criteria and requirements for Shoreline Use Permits associated with fishing/patio docks.

3.2 Water Surface Classifications

Lake Ralph Hall includes four water surface classifications designated to allow water access for recreational activities as well as protection for environmentally sensitive areas, lake operations and dam operation purposes (**Table 3; Figure 6; Appendix A**). These classifications focus on safety, water supply protection, aesthetics, recreation, water quality, fish and wildlife, and maintenance as a community asset.

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Table 3. Lake Ralph Hall Water Surface Classifications

Water Surface Classification	Definition	Description
Restricted	Areas of the lake where no public access is allowed for public safety.	Restricted areas include the Lake and Dam Operation Zone, highway bridges, abutments, Lake Visitors Center and Lake Office boat ramp and other restricted areas. These areas are marked with signs and/or buoys.
No Wake Zones	Areas where boat operation must not create a wake or waves sufficient to disturb other vessels, docks, or shoreline habitat.	- All areas within 200 feet of the shoreline extending from the 551 feet MSL elevation and continuing around the entire perimeter of Lake Ralph Hall. - Within 500 feet of any public boat ramp or on-water facility, fishing jetty, marinas, and the SH 34 and FM 68 bridges. - The west end of the lake, generally west of the Flat Prairie public boat ramp at the FM 2990 north terminus. - All areas with standing timber. - These areas are identified on the Lake Ralph Hall Water Surface Classification Map and with signage and/or buoys.
Fish and Wildlife Habitat	Environmentally sensitive habitat important for fish and wildlife spawning, foraging, nesting, migration, or resting as determined by UTRWD.	These areas may be marked with buoys and/or signage. This generally applies to areas with standing timber, tributaries, spawning beds, and placed fish management structures. A map of the spawning beds and placed fish management structures can be found on the TPWD website. All Fish and Wildlife Habitat zones are No Wake Zones, except for designated channels. Some structures may present boating hazards at low water levels.
Open Recreation	Areas available for water-based recreational activities year-round.	Areas expected to maintain sufficient water depths for safe boating at typical lake water levels. Most hazards in these areas were removed from the lake during construction, but remaining hazards may increase as lake levels drop. UTRWD cannot anticipate or mitigate every potential boating hazard and boat operators must assume all risk and liability associated with boating on Lake Ralph Hall.

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Section 4 Permit Types

All proposed activities, structures, or improvements on UTRWD-owned property require an approved permit in writing by UTRWD. Property owners (applicants) must submit a permit application to UTRWD specific to the requested activity and meet all necessary requirements outlined in this section for approval. All permits involving access paths and/or improvements such as docks, marinas, or other private improvements require confirmation from Fannin County Development Services regarding compliance with County zoning and development standards. Permittees are responsible for any ad valorem taxes that might be associated with private improvements constructed under a permit issued by UTRWD for Lake Ralph Hall. Permits are only issued to those properties that meet the Water Quality Protection Criteria and are in good standing as it relates to past due fees, liens, unresolved violations and other unresolved non-compliance issues. Water Quality Protection Criteria includes the prohibition of On-Site Sewer Facilities (OSSFs), the requirements for centralized sewage collection and UTRWD approved erosion control measures related to drainage runoff to the lake if located within a subdivision with lots less than 5 acres. The prohibition of OSSFs and requirement for centralized sewage collection do not apply to properties not developed as part of a subdivision. Surface spray from OSSFs is prohibited for all new OSSFs, regardless if they are in a subdivision or not. See **Section 8** for more information regarding OSSFs and **Appendix C** for the permit application forms. The types of activities listed herein requiring a permit described are not intended to be comprehensive. Any activity that has potential to affect reservoir operations, the chemical, physical, or biological integrity of Lake Ralph Hall, or the UTRWD-owned shoreline requires review and authorization by UTRWD. Applicants are encouraged to discuss any activity that may occur in a shoreline area with UTRWD prior to submitting an application. Violations of permit conditions or construction or use on any portion of UTRWD-owned property will incur fees and potential loss of lake privileges. **Appendix F** includes a table of violations, remedies, and fees.

Issuance of a permit does not convey ownership, property rights, or legal control to any person over UTRWD-owned lands. A permit issued to the applicant allowing certain activities on UTRWD-owned shoreline areas must comply with this Lake & Shoreline Management Plan and all applicable local, state, and federal laws. UTRWD reserves the right to inspect any structures or activities on UTRWD property. UTRWD will make a reasonable effort to contact a permittee prior to inspecting permitted activities or structures.

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All permitted activities or structures require display of permits in an area designated by UTRWD per the specific permit issued. The permit for display will be provided by UTRWD.

Three types of permits are available for certain structures or activities on UTRWD-owned property – Shoreline Use Permits, General Maintenance Permits, and Special Event/Temporary Use Permits. These can apply to residential (single-family or community) or commercial entities. Commercial entities are required to schedule a pre-application meeting with UTRWD prior to submitting any permit application. The available permit types are:

- **Shoreline Use Permit** – Applicable to construction of water-based structures including boat and fishing/patio docks and land-based activities such as shoreline protection, construction of access paths, or vegetation modification associated with dock or access path construction. See **Section 4.1** for details.
- **General Maintenance Permit** – Applicable to limited vegetation modification within UTRWD-owned shoreline property including removal of dead/fallen trees and mowing. See **Section 4.2** for details.
- **Special Event/Temporary Use Permits**– Applicable to short-term uses with no permanent impact on shoreline, including fishing tournaments, fireworks displays, boat parades, etc. See **Section 4.3** for details.

4.1 Shoreline Use Permits

A Shoreline Use Permit may be issued by UTRWD to an applicant for a number of activities on UTRWD-owned property. Applicants may apply for a Shoreline Use Permit to construct a dock along the UTRWD-owned shoreline, construction of an access path from private property through the UTRWD-owned shoreline to the water's edge, construction of shoreline protection in the vicinity of a dock, and/or minor vegetation modification associated with dock or access path construction. This section describes the specifics of this permit type and the requirements for UTRWD approval of a Shoreline Use Permit.

Shoreline Use permits are issued only for residential (single-family or communities, such as HOAs) or commercial entities that own property adjacent to the UTRWD-owned property line. Shoreline Use Permits are granted for the period specified in the permit, but not more than five years. Shoreline Use Permits are required to be renewed every 5 years to make sure all current requirements, especially safety, structural, and maintenance requirements, are met. Any Shoreline Use Permit can be revoked by UTRWD.

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In accordance with any Shoreline Use Permit, the Permittee is responsible for all application fees, annual fees, and permit renewal fees. The Shoreline Use Permit fee schedule is included in **Appendix E**.

Shoreline Use Permit holders are required to display two authorizing tags with the permit number and expiration dates. These tags are provided by the UTRWD upon approval of the permit. New tags with new expiration dates will be sent to the permittee with each permit renewal. These tags are to be placed over the same location if the old tag is removed.

Shoreline Use Permits for commercial entities are individually negotiated based on the proposed use, investment and business arrangements. These may be part of a Concession Agreement and as such involve detailed business terms and conditions. Commercial uses may include marinas, public docking facilities, boardwalks, or overwater structures associated with commercial development that occurs within Lake Commercial land uses. These are handled on a case-by-case basis by UTRWD ensuring that all approved activities remain consistent with the vision of Lake Ralph Hall as a quiet, natural place. The terms and conditions of Shoreline Use Permits for commercial activities will be specific to the area of the proposed development and to all services authorized under the permit. Improvements must comply with all building setback requirements and have prior written approval from UTRWD before any construction begins. Inspections of commercial operations are conducted on a regular basis by UTRWD. UTRWD reserves the right to revoke the permit at any time. Entities wishing to secure a Shoreline Use Permit for commercial purposes are required to schedule a pre-application meeting with UTRWD. A Shoreline Use Permit for commercial purposes may include requirements and conditions not specifically described in this Lake & Shoreline Management Plan and will be determined by UTRWD during the permit application and approval process. Permitting fees are at the sole discretion of UTRWD and must cover the costs associated with permitting. For more information on the Shoreline Use Permits for commercial activities, contact UTRWD.

The specific use or activity granted by the Shoreline Use Permit will be limited to the area specified in the permit. Only property owners (residential or commercial) with property adjacent and contiguous with the UTRWD-owned shoreline are eligible for a Shoreline Use Permit. The UTRWD-owned shoreline eligible for a Shoreline Use Permit is the area defined by the side yard lines of the property owner projected perpendicular to the lake through the UTRWD-owned shoreline to the conservation pool elevation (551 MSL) (**Figure 8**). The projected side yard lines may be projected at an angle other than perpendicular for angled shorelines or property boundaries to allow for equitable distribution of shoreline access for

adjacent property owners. UTRWD will review the projected side yard lines for all Shoreline Use Permit applications for equitable distribution of shoreline access.

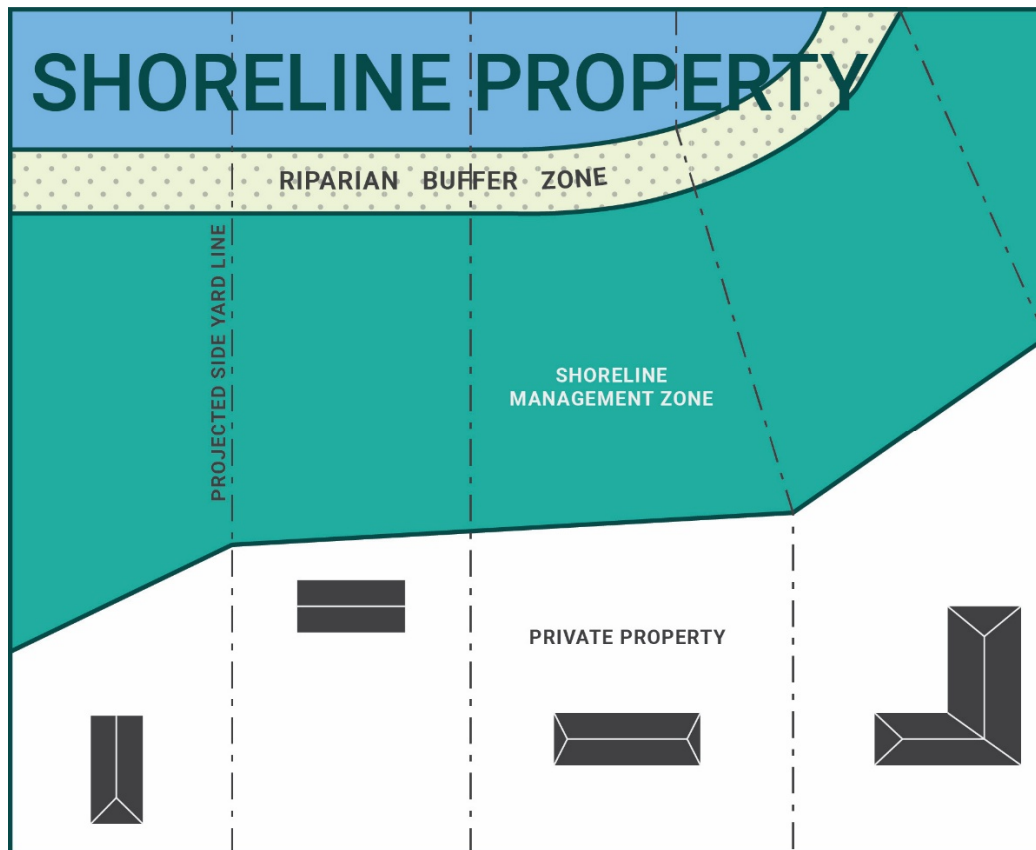


Figure 8. Example projection of side yard lines through UTRWD-owned property for equitable shoreline distribution in Shoreline Use Permit applications.

Shoreline Use Permits are not transferable. Land or home purchase does not entitle authorization of Shoreline Use Permits but will be issued in accordance with the requirements of this Lake & Shoreline Management Plan. Any other shoreline use requests or exemptions of permit requirements will be reviewed on a case-by-case basis by UTRWD.

4.1.1 Docks

Shoreline Use Permits for boat docks or overwater fishing/patio docks may be granted along shoreline classified as Shoreline Management Zone. Overwater fishing/patio docks may be also granted along

shoreline classified as a Tributary Protection Zone (See Shoreline Classification in **Section 3**). Docks may be for individual homeowners or communities (multi-owner docks) and may not be used for commercial boat storage.

A. Individual Private Docks

One dock will be considered per property under a single owner's name. Only owners with an occupied residence on the associated lot are eligible for a dock permit. Individual private docks may have no more than two boat slips. Docks must conform to the standards described in **Section 6** and **Appendix D** of this Lake & Shoreline Management Plan. All boats must be moored inside of the slip with the exception of non-motorized personal watercraft.

B. Community Association Docks

One multi-owner dock will be considered per community association with up to a maximum of twenty (20) boat slips. Boat slips may not be used by non-community association members. The community association dock must be associated with a lot or property dedicated for access. All permits will be issued under the community association's name, and a legal representative of the community association must be established. Docks must conform to the standards described in **Section 6** and **Appendix D** of this Lake & Shoreline Management Plan.

To be eligible for a community dock, a community association must meet the Water Quality Protection Criteria (see **Section 8**) and be in good standing as it relates to past due fees, liens, unresolved violations and other unresolved non-compliance issues. Water Quality Protection Criteria include the prohibition of OSSFs, the requirement for centralized sewage collection and UTRWD approved erosion control measures related to drainage runoff to the lake if located within a subdivision with lots less than 5 acres.

Table 4 describes the general provisions required for each Shoreline Use Permit application for dock construction. Prior to commencing any work related to a Shoreline Use Permit for dock construction, the applicant must retain a Texas-registered professional surveyor to reestablish the common boundary line between their private property and UTRWD-owned property and mark each corner and intermediate markings every 100 feet with a UTRWD-issued Carsonite or comparable markers. Additionally, the boundary of the work area within the UTRWD-owned shoreline shall be marked with a temporary lathe to define the boundaries of construction. Upon completing construction and restoration any disturbed

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areas, these temporary lathes may be removed. Each Carborite marker should be approximately 3.5 inches wide, with 2 feet of its length buried below ground and 3 feet remaining above ground for easy identification. This marking system will ensure that the boundary lines are clear, accurate, and easily identifiable. A map completed by a licensed professional surveyor depicting the survey result and electronic geographic information system (GIS) data must be included with the Shoreline Use Permit application.

Table 4. Shoreline Use Permit General Provisions for Dock Construction

Allowable Actions	Details
Construction of Docks	- Shoreline Use Permit applications for private or community docks may be submitted to UTRWD for approval if located in the Shoreline Management Zone (or Tributary Protection Zone for fishing/patio docks) and adjacent to UTRWD-owned shoreline. - Docks must conform to the standards outlined in Section 6 and Appendix D of the Lake & Shoreline Management Plan. - Applicants must own land immediately adjacent to the UTRWD-owned shoreline and provide proof of land ownership. Applicant must submit detailed drawings of proposed dock for review and schedule an on-site inspection with UTRWD. - Applicant must provide property boundary survey from Texas-registered professional surveyor. - Docks must be constructed by an UTRWD-registered contractor.* - Approval and installation of erosion control measures, prior to any ground disturbance - Proof of liability insurance with UTRWD named on the policy - Shoreline Use Permit applications for dock construction must also include the section for access path construction, if an access path was not permitted previously. - Amendments to permits for docks are allowed and will be considered up to two weeks after approval date of the issued dock permit. Amendments after that time require a new request for construction and could impose another application fee.
Fees	See Permit Fee Schedule (Appendix E).

* Contact UTRWD for a list of registered contractors.

Some dock installations or boating access might be impaired by standing timber in the reservoir (below 551 feet MSL). Timber remaining in the reservoir was left in place as fish and wildlife habitat. Potential removal of standing timber is discouraged but must be described in the Shoreline Use Permit application and would be considered on a case-by-case basis by UTRWD.

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Docks under construction will display the permit issued by UTRWD at a location visible to the public from the lake. Once completed, two permanent dock permit tags will be provided by UTRWD. One tag must be securely attached to and displayed on the shoreline side of the dock and the other tag on the lake side of the dock. All docks must be installed by a UTRWD-registered contractor.

The Shoreline Use Permit for dock construction may allow for some limited vegetation modification directly associated with the dock or access path construction activities. The specific vegetation modification activity should be described and included in the permit application. The permit does not give authority to remove vegetation or trees not associated with dock construction, construct breakwaters, install buoys, or dredge for vessel clearance. No parking will be authorized in UTRWD-owned shoreline as a component of dock or access path construction.

Shoreline Use Permits for docks are valid for five years and are non-transferable. Permits can be renewed at the end of each five-year period. Only permits in good standing, such as no past-due fees or liens, no outstanding violations, and no outstanding non-compliance issues will be eligible for renewal. Permit renewal requires an inspection by UTRWD. Docks that are in poor condition may be disqualified for renewal. All maintenance and repairs are the responsibility of the permittee. Docks that are in disrepair may be removed at the permittee's expense. See **Appendix C** for dock inspection checklist.

Permittees are responsible for all application fees, annual fees, and permit renewal fees (See **Appendix E**). Failure to remain current with annual fees can result in revocation of the permit and removal of the dock. UTRWD may "red tag" any structures that are in disrepair or in which permit fees are delinquent. A red tag indicates that the structure may not be used until the issue is resolved. Structures that have red tags may incur a reinspection fee.

4.1.2 Access Paths

Construction of access paths (foot paths) through UTRWD-owned property to the shoreline edge (defined as the 551-foot MSL elevation) may be permitted under the Shoreline Use Permit. Applications for access paths will be considered for areas within the Shoreline Management Zone and Tributary Protection Zone (see **Section 3**). The Shoreline Use Permit application allows for access paths to be constructed in conjunction with dock construction or as a standalone activity if no dock is proposed.

Table 5 summarizes the requirements for an access path to be considered with a Shoreline Use Permit application. All access paths must be designed and constructed by a UTRWD-registered contractor. The

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contractor will submit for UTRWD's consideration the path construction material (e.g., gravel), any necessary erosion control measures, and any additional structures (such as handrails, bridges, or steps) along the path. Access paths will be constructed in such a manner as to minimize the likelihood for soil erosion, vegetation disturbance, or other potential for environmental degradation. In general, access path construction materials must be permeable (e.g., gravel, permeable blocks) to allow for water infiltration and minimize the potential for erosion. Unless specifically authorized by UTRWD, access paths are intended for foot traffic and no motorized vehicle use will be permitted.

Shoreline Use Permits for access paths are valid for five years. The permit may be renewed following UTRWD inspection. Access paths that are in poor condition or potentially dangerous to users may be disqualified for renewal. Abandoned access paths that might pose a hazard may be restored to natural conditions at the expense of the permittee.

Table 5. Shoreline Use Permit Requirements for Access Path Construction

Permitted Action	Details
Access Path Construction	- Each property owner or community association may apply for one permit per property that abuts the UTRWD-owned shoreline located within the Shoreline Management Zone or Tributary Protection Zone. - The path is designed for pedestrian foot traffic only and limited to five (5) feet in width. - A diagram of the access path's proposed location and path through the UTRWD-owned property is required. - The path shall meander naturally with the existing topography and vegetation - Precautions must be taken to prevent erosion. - Construction or placement of structures such as steps, bridges, handrails, boardwalks, or benches may be allowed with specifications provided by the UTRWD-registered contractor.* - Requests for access by individuals with special accessibility requirements are allowed and will be handled on a case-by-case basis. - Access path construction material must be permeable (e.g., gravel or permeable blocks) to allow for water infiltration and minimize potential for erosion. - Base material, such as crushed granite, may be allowed, pending UTRWD approval.

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Permitted Action	Details
Maintenance and Clearing	- Trees can be trimmed along the immediate area of an access path up to a maximum width of six (6) feet and a maximum height of seven (7) feet. - General maintenance and clearing to maintain working condition of the path and prevent erosion are allowed, including mowing to a height of not less than six (6) inches.
Fees	See Permit Fee Schedule (Appendix E).

* Contact UTRWD for a list of registered contractors

4.1.3 Shoreline Erosion Protection

Shoreline erosion protection is required for all activities that result in ground disturbance within the UTRWD-owned property, including dock and access path construction. Applicants must provide details regarding erosion protection measures in the Shoreline Use Permit application. Reasonable efforts must be made to avoid unnecessary ground disturbance during dock and/or access path construction, including unnecessary vegetation removal or disturbance. Where ground disturbance is unavoidable, the permittee must implement Best Management Practices (BMPs) to prevent erosion. Acceptable BMPs include temporary use of coir/straw waddles, filter fabric, silt fencing, hay bales, or other means of minimizing erosion potential and protecting the shoreline during construction. Details of the materials, use, maintenance, and inspection of BMPs must be included in the Shoreline Use Permit application.

A minimum of 10 feet of permanent shoreline protection on each side of a dock is required and no Shoreline Use Permit for dock construction will be approved without shoreline protection measures (**Figure 9**). Erosion control using vertical structures or walls is prohibited. Shoreline protection must be non-vertical and contoured to dissipate wave action from boats or storms (e.g., riprap). Any additional erosion control measures in relation to docks should follow the BMPs for non-vertical design methods along the shoreline.

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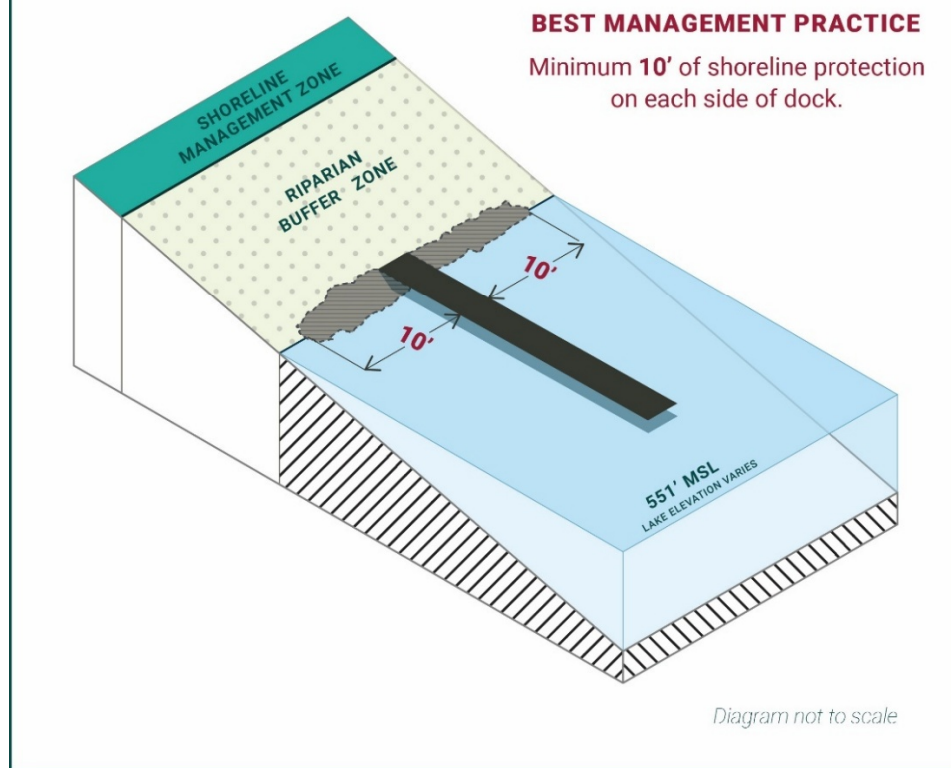


Figure 9. Erosion Control Requirements

4.2 General Maintenance Permit

General Maintenance Permits are intended for vegetation or other modifications within the UTRWD-owned shoreline immediately adjacent to the permittee's private property and are specific to the activity and timeframe specified in the permit. General Maintenance Permits are only eligible within shoreline designated as Shoreline Management Zone and will not be issued to UTRWD property within the Tributary Protection Zone or the Riparian Buffer Zone. Similar to Shoreline Use Permits, the area eligible for a General Maintenance Permit is determined by the projected side yard lines from the private property boundary to the conservation pool elevation (551 MSL, excluding the Riparian Buffer Zone) (See **Figure 8**). **Table 6** summarizes the specific activities covered by the General Maintenance Permit. Where significant wildlife habitat, scenic/aesthetic resources, or highly erodible soils are present, requests for vegetation

modification may be denied or additional restrictions may be included in the permit. All General Maintenance Permits are issued in accordance with appropriate federal, state, and local laws, rules, and regulations.

Table 6. Activities Eligible for General Maintenance Permit

Permitted Actions	Description
Planting of Native Vegetation	- Planting of native vegetation in accordance with the native species list provided in Appendix B. - All proposed plantings require a simple planting diagram that shows the location and common name(s) of plant species.
Removal of Non-native/Invasive Vegetation	- The management or removal of plants, without the use of herbicides/pesticides, labeled as noxious or invasive by the State of Texas is allowed. Refer to Appendix C for the noxious and invasive species plant list. - Herbicide/pesticide use is generally prohibited but may be allowed on a case-by-case basis as approved by UTRWD. - Application of herbicides/pesticides must be performed by a UTRWD-registered and State of Texas licensed applicator. * Aquatic plants growing below the 551 ft-MSL elevation may require approval by TPWD.
Grass Cutting	Within specified areas, non-tracking shredders may be used to mechanically trim vegetation down to six (6) inches in height up to twice per year.
Tree Removal	- Dead trees that have fallen across access paths or within the area approved for modification under this permit may be removed from the Shoreline Management Zone or left for use as wildlife habitat. - Trees measuring up to 2 inches in diameter at breast height (DBH) may be removed. - Trimming, limbing, or topping of trees greater than 2 inches DBH is prohibited.
Fees	See Fee Schedule (Appendix E).

* Contact UTRWD for a list of registered vendors

4.3 Special Event/Temporary Use Permits

Special Events/Temporary Use Permits are for short-term uses that do not involve the construction or installation of permanent facilities. The event coordinator must complete the permit application and submit to UTRWD at least 60 days before the event takes place. Special events or temporary uses may

include, but not be limited to, activities that include the use of public shoreline areas (e.g., public boat ramps, Lake Ralph Hall Visitors Center and Lake Office), or on-water areas (e.g., fishing tournaments, fireworks displays). Any temporary facility used for such events must be removed from the area within the specified time stated within the permit. Some events may require liability insurance which should name UTRWD in the coverage. Some events may require security personnel to be provided at the permit holder's expense.

Small events or those not requiring assistance or presence by UTRWD staff will be handled differently than large events that may require on-site presence of UTRWD staff. Fees for Special Events will vary based on the size of the event, the public area(s) for which use is requested, and the amount of time requested for the event. Contact UTRWD for more information regarding Special Event Permits.

The Special Event/Temporary Use Permit application is included in **Appendix C**.

4.4 Boat Registration

Use of a boat, either for private or commercial use on Lake Ralph Hall requires registration with UTRWD. Registration is available as a day or weekly use pass, or by annual registration. All boats, launched from boat ramps or kept at private and community docks, are required to register for use with UTRWD. Persons operating boats, either commercial or private, on Lake Ralph Hall without proper registration from UTRWD will be subject to revocation of privileges to be on Lake Ralph Hall.

To prevent overcrowding, Lake Ralph Hall has a limit on the number of boats allowed on the water at any given time. This limit is determined by the area of usable water surface and boating access opportunities, with a target density of 35 acres per boat for planning. The total usable water surface area is reduced by obstructions like standing timber, tributaries, and shallow shorelines. Additionally, fluctuating water levels may affect the amount of usable water surface area of the lake. After accounting for these obstructions, UTRWD will determine how many boats can be on the water by applying the target density and considering peak-use periods like holidays. Enforcement of boat density on Lake Ralph Hall will be handled by TPWD.

Boat registrations can be obtained in person from the Lake Ralph Hall Visitors Center and Lake Office or by contacting UTRWD. Fees for boat registration are provided in **Appendix E**.

Section 5 Permit Application & Approval Process

To obtain a permit with UTRWD, applicants must fill out the permit application specific to the type of activity requested (See **Section 4** and **Appendix C**) and submit the form to UTRWD. **Figure 10** provides an overview of the permit application and approval process.

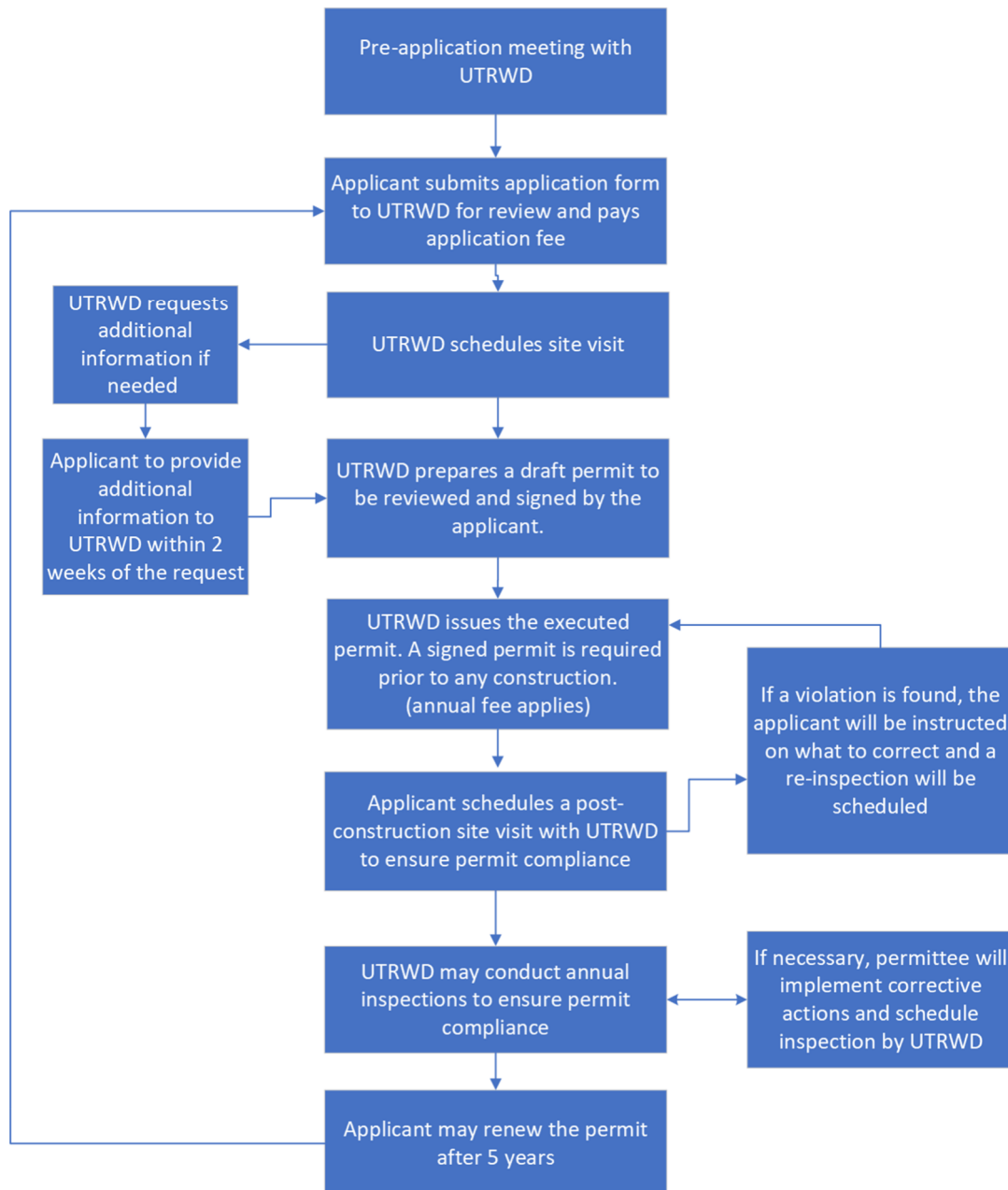


Figure 10. Permit Application and Approval Process Flow Chart

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Section 6 Dock Standards

This section describes the dock construction standards and considerations for those planning to submit a Shoreline Use Permit application to UTRWD for a private or community dock structure. Please refer to **Sections 3 & 4** of this Lake & Shoreline Management Plan for requirements and considerations prior to submitting a Shoreline Use Permit application. For reference throughout this section, **Figure 11** illustrates relevant terminology. A full list of dock construction standards is provided in **Appendix D**. Two types of docks will be considered for construction on Lake Ralph Hall: boat docks and fishing/patio docks. The requirements for each are presented in this section.

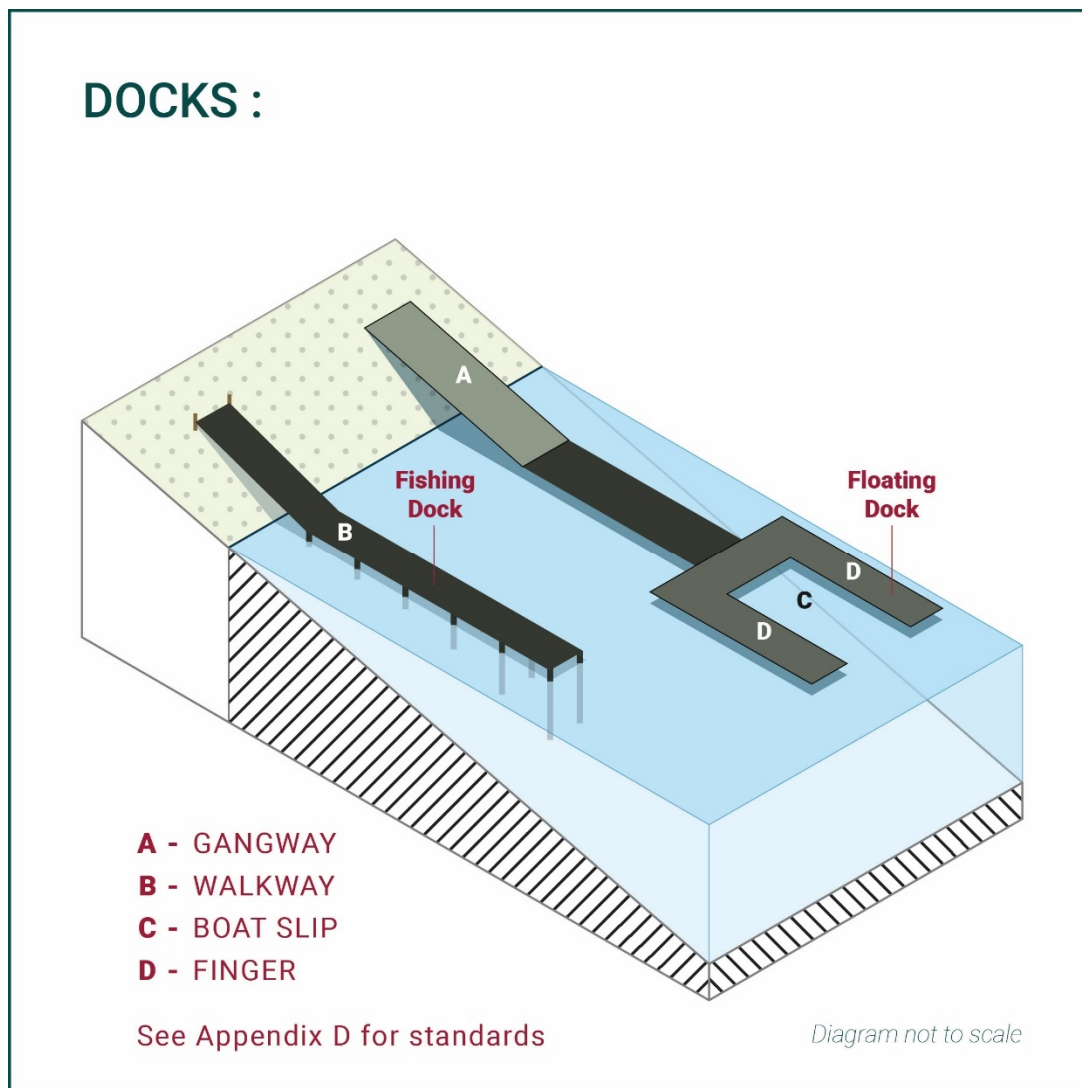


Figure 11. Example Dock Diagram and Applicable Terminology

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All dock construction must follow all federal, state, and local laws and UTRWD policies and regulations. All designs must follow the applicable sections of the National Electrical Code, as updated, revised, or superseded. Electrical plans must be signed and stamped by a professional electrician licensed in the State of Texas or signed by a Master Electrician licensed in the State of Texas. If there is any potential conflict between this Lake and Shoreline Management Plan and the National Electrical Code, the more stringent rule will apply.

6.1 Dock Types

6.1.1 Boat Docks

Boat docks will be considered with an approved Shoreline Use Permit for properties adjacent to the UTRWD-owned shoreline within the Shoreline Management Zone. Boat docks can be constructed in a perpendicular or parallel design and can be a floating dock (**Figure 12**) or fixed-pole type dock. Floating docks are buoyant platforms that can move up and down with changing water levels. Steel pilings or poles are driven into the lake bottom and collars are attached to the floating platform, which slip over the poles to allow the dock to adjust with the water levels. Floating docks require hinged and removeable gangways to allow for water level fluctuations. Boat docks are limited to a single level. Roofs are allowed, but walls or enclosed rooms on the dock are prohibited. Mooring cables are prohibited for dock construction at Lake Ralph Hall. Extending the permitted dock to allow access during low-water events is prohibited. Hinged gangways must be attached to the shore at a minimum elevation of 554 ft MSL (at least three feet above the 551 MSL conservation pool elevation).

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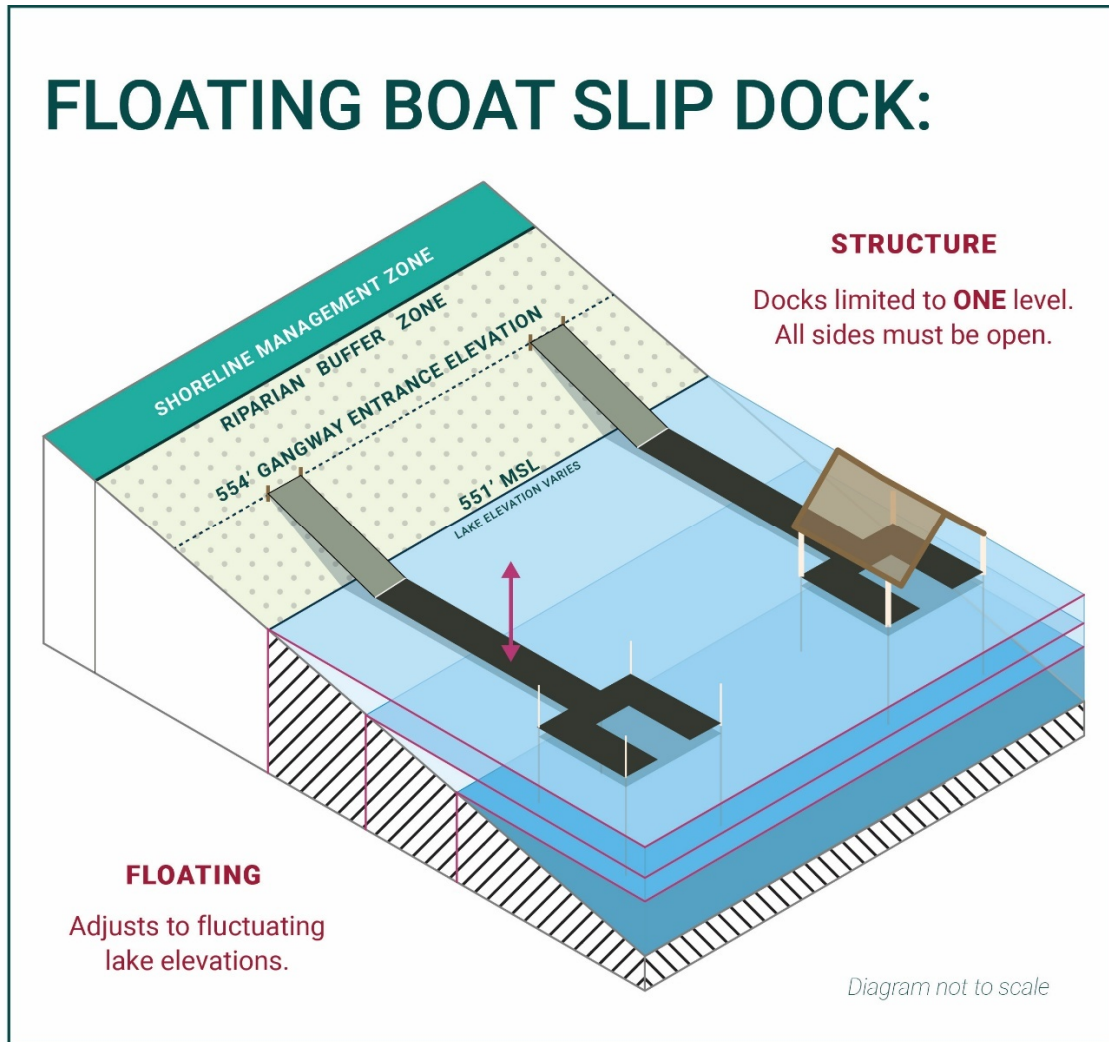


Figure 12. Floating Boat Dock Type

All materials used for boat dock construction must be new. Docks shall be constructed from the following materials:

- Composite or recycled plastic decking
- Galvanized metal
- Aluminum or galvalume

Variations in decking materials may be allowed with approval from UTRWD on a case-by-case basis. UTRWD encourages similarity in dock design, construction materials and colors to maintain aesthetic

appeal for the residents and guests of Lake Ralph Hall. Colors should be muted, natural colors that blend in with the natural habitat.

Dock flotation material must meet the following characteristics:

- Specifically designed and fabricated for marine use that will not contaminate the water if punctured
- Warranted by the manufacturer for a minimum of eight years against sinking, waterlogging, cracking, peeling, fragmentation, or bead loss
- Resistant to punctures and penetrations
- Fire resistant
- Adhere to Environmental Protection Agency (EPA), national, state, and local guidelines

Any damaged floats must be promptly repaired or replaced. The following will not be approved by UTRWD:

- Drums and/or non-compartmentalized air containers used for encasement
- Exposed polystyrene/Styrofoam
- Flotation is unable to maintain the dock at least 12 inches above the water's surface

See **Appendix D** for a full list of boat dock construction standards.

6.1.2 Fishing/Patio Docks

Fishing/patio docks will be considered with an approved Shoreline Use Permit for properties adjacent to the UTRWD-owned shoreline within the Shoreline Management Zone or Tributary Protection Zone. These docks are intended to be smaller and closer to shore to accommodate placement in narrower coves and tributaries. Fishing/patio docks are strictly for pedestrian use only and cannot be used for the mooring, fueling, or storage of boats or other watercraft. Placement and construction of fishing/patio docks must minimize impacts on shoreline vegetation, aquatic habitat, and water quality to maintain the protective intent of the Tributary Protection Zones.

Fishing/patio docks may be constructed with a perpendicular or parallel design in accordance with the length and spacing requirements outlined in Sections 6.2 and 6.3 below (**Figure 13**). All fishing/patio docks will be fixed-pole docks. No mooring of boats or other watercraft is allowed. Permittees should expect these docks to be unusable at certain times as a result of fluctuating water levels. All materials used for fishing/patio dock construction must be new. Docks shall be constructed from the following materials:

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- Composite or recycled plastic decking
- Galvanized metal
- Aluminum or galvalume

Variations in decking materials may be allowed with approval from UTRWD on a case-by-case basis. UTRWD encourages similarity in dock design, construction materials and colors to maintain aesthetic appeal for the residents and guests of Lake Ralph Hall. Colors should be muted, natural colors that blend in with the natural habitat.

See **Appendix D** for a full list of fishing/patio dock construction standards.

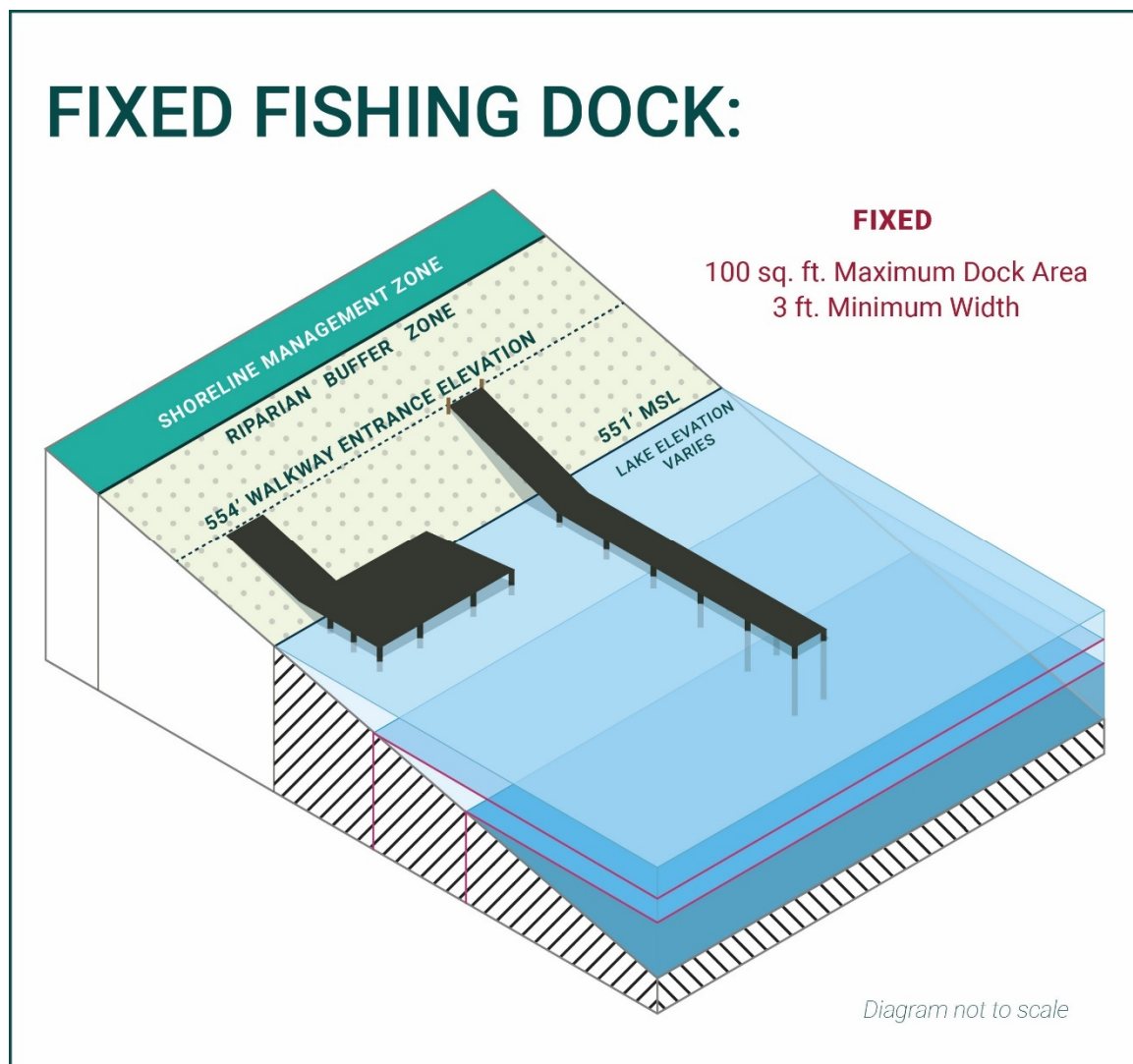


Figure 13. Fishing/Patio Dock Type Examples.

6.2 Dock Separation

All dock structures must maintain at least 300-foot separation from the nearest point of an adjacent dock or land structure (**Figure 14**). This 300-foot spacing will be measured from the point of any existing dock nearest to the proposed new dock. Add-ons for all other attachments to the facilities (i.e. personal watercraft) will be considered part of the dock for the spacing requirement. Additionally, all docks must maintain at least 150-foot distance from the administrative property line drawn from the property boundary through the UTRWD-owned shoreline to the 551 MSL elevation (conservation pool elevation). The 300-foot spacing requirement applies to docks or other structures across the lake or cove as well as adjacent structures (**Figure 15**). Fishing/patio docks within the Tributary Protection Zones shall also adhere to the 300-foot separation rule, with the exception that the cross-cove separation distance is reduced to 40-feet. This exception allows for placement of fishing/patio docks in narrower coves, while still allowing for safe boat navigation between docks. These narrow coves within Tributary Protection Zones are designated as no-wake zones (see **Section 3**).

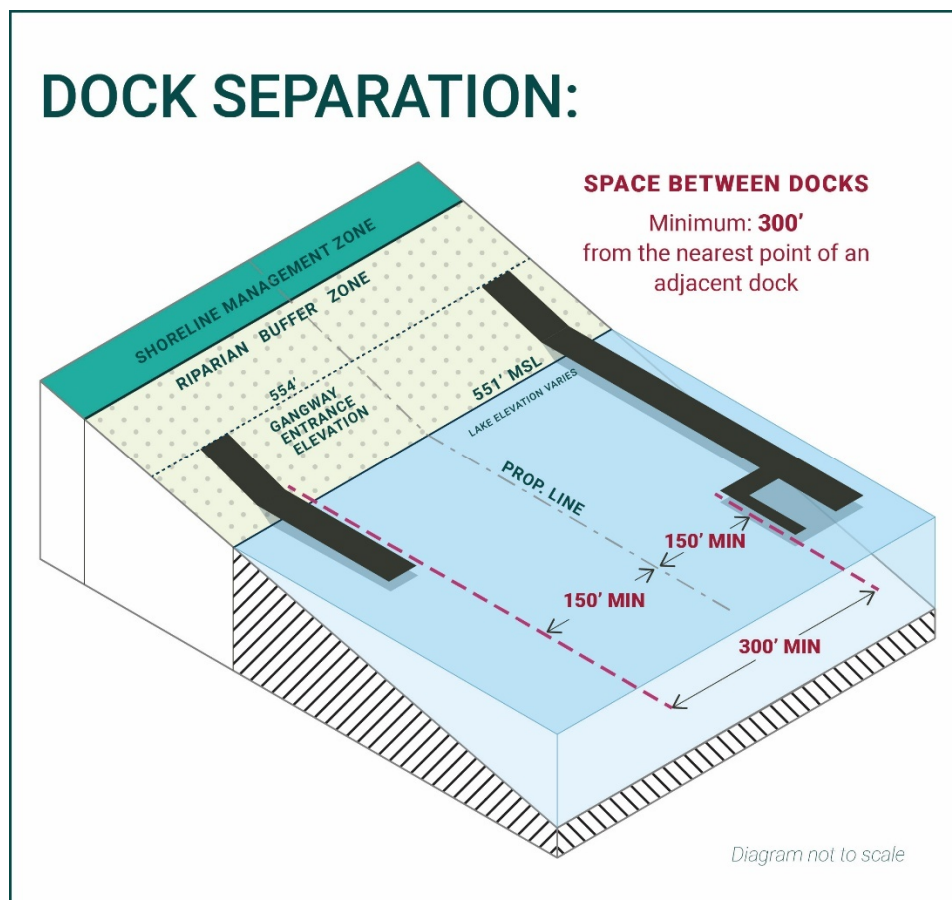


Figure 14. Example of Dock Separation Requirements

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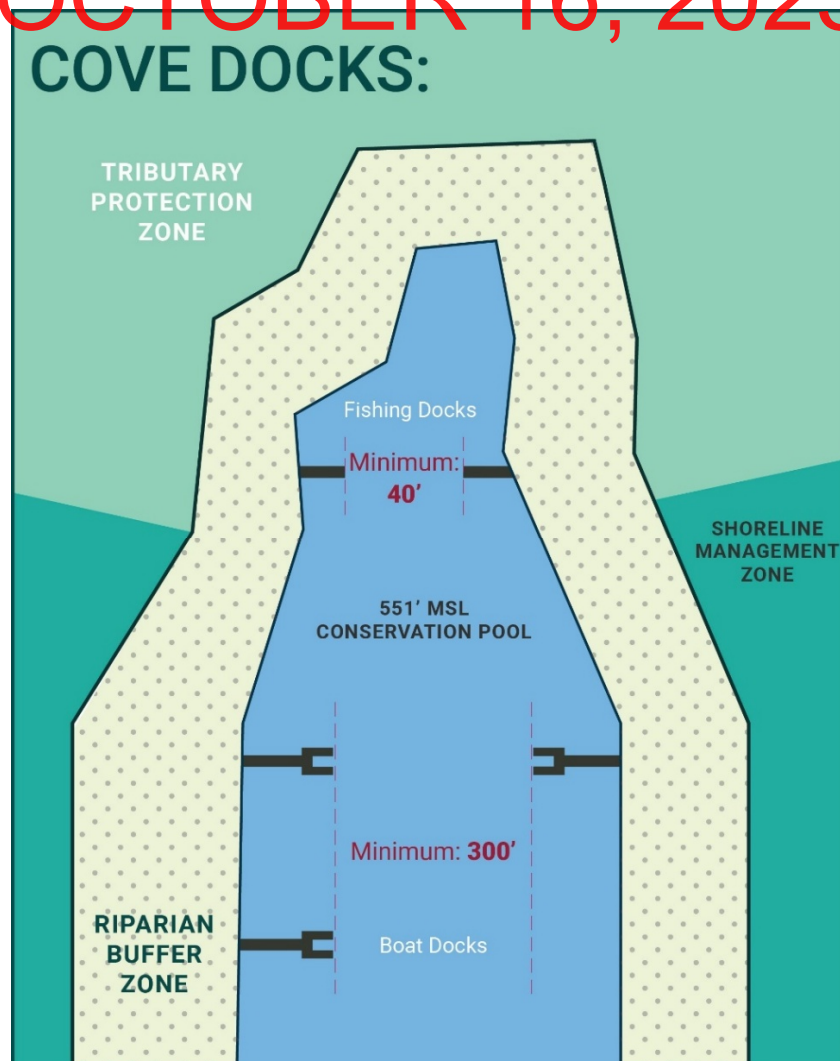


Figure 15. Example of Cross-Cove Dock Separation Requirements

6.3 Dock Lengths

Dock length requirements differ for boat docks and fishing/patio docks. Maximum dock lengths are set to maintain adequate open water for recreation, safety, and to maintain the vision of Lake Ralph Hall as a quiet, natural place. Boat docks with an approved Shoreline Use Permit must be a minimum of 10 feet in length and cannot exceed 120 feet in length from the shoreline (**Figure 16**). Boat slips at the end of dock walkways must be positioned with at least 3 ft of water depth based on the conservation pool elevation (551 MSL). The shoreline is defined as the 551-foot MSL contour (conservation pool elevation). The maximum dock length is not guaranteed and may be constrained in narrower coves in order to maintain

the required 300-foot cross-cove separation. In no case shall a dock length exceed $\frac{1}{3}$ the width of the cove.

Within Tributary Protection Zones, fishing/patio docks must not exceed a total of 100 square ft in size, while maintaining a minimum width of at least 3 feet for pedestrian safety. Therefore, the maximum length of a fishing/patio dock must not exceed 33 ft, extending into the cove. The minimum 300-foot separation from adjacent docks and structures, as well as the minimum 40-foot cross-cove separation requirements still apply and may constrain the allowable maximum dock length.

The available space for docks within the same cove is determined by subtracting the distance of the open channel from the total width of the cove. The resulting cove width for dock placement is split in half allowing for docks to reach the maximum allowable length on either side of the cove. For reference, **Table 7** provides the maximum length of a boat dock on either side of the cove at various cove widths. A similar calculation is used to determine the maximum length of fishing/patio docks within Tributary Protection Zones.

Table 7. Maximum Boat Dock Length Based on Cove Width

Total Width of Cove (ft)	Maximum Dock Length (ft)
< 300	No Boat Dock Allowed
320	10
340	20
360	30
380	40
400	50
420	60
440	70
460	80
480	90
500	100
520	110
540	120

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DOCK LENGTHS:

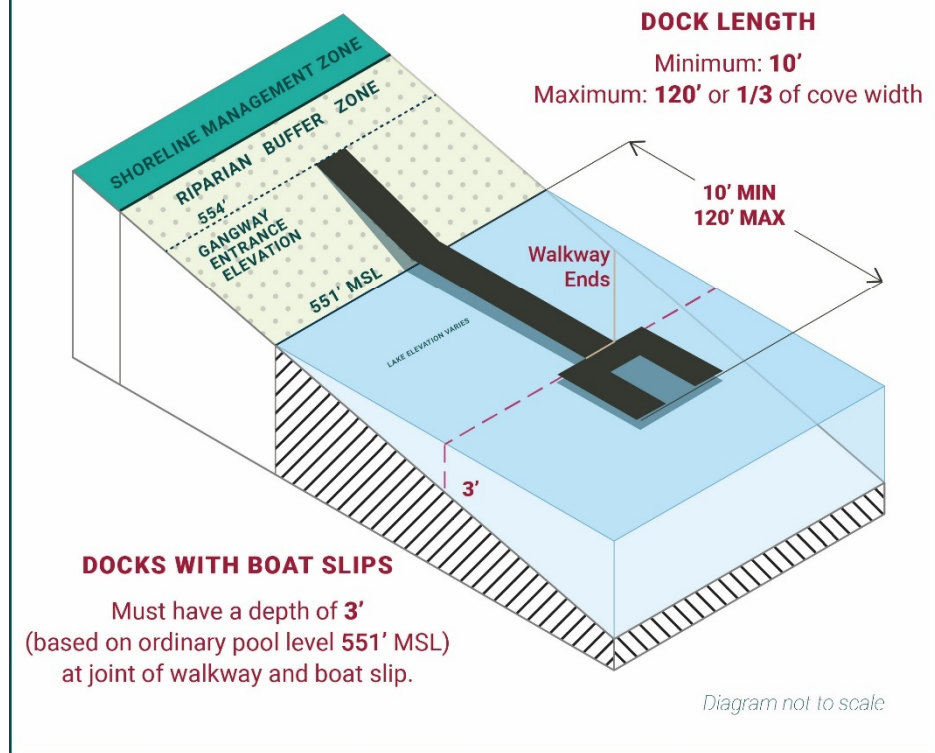


Figure 16. Example of Dock Length Requirements

6.4 Disability Exceptions

A request to waive any provision of the minimum design standards or to allow special handicap motorized vehicle access for the purpose of accommodating a person with a permanent disability or limiting health condition will be considered by UTRWD. The request should fully explain the disability or limiting health condition, the individual and local situation, and the specifics of the waiver, accompanied by supporting documentation (e.g., letter, copies of handicapped parking placards, doctor's letters, maps, diagrams, etc.). Exceptions to private floating facility design standards for individuals with disabilities may be approved on a case-by-case basis at the discretion of UTRWD. Exceptions may be considered for the permittee or for immediate family members. All granted exceptions must be modified back to the minimum design standards upon sale of the dock or when there is no longer a justification for the exceptions.

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Section 7 Recreational Activities

This Lake & Shoreline Management Plan allows for safe recreational uses such as swimming, boating, fishing, and water sports in accordance with the Shoreline and Water Surface Classifications described herein. The Fannin County Sheriff and Texas Parks and Wildlife (TPWD) game wardens ensure compliance with all applicable laws and regulations. Proper registration and operation of boats is required in accordance with the Texas Water Safety Act. All individuals are responsible for obtaining appropriate licenses to participate in any recreational activity. **Table 8** summarizes the various recreational activities and applicable shoreline and water surface classifications allowed on Lake Ralph Hall.

Table 8. Recreational Activities on UTRWD Property

Recreational Activity	Applicable Classification Zones	Licensing and Restrictions
Fishing	Fish and Wildlife Habitat, Open Recreation	Individuals fishing must obtain appropriate licensing authorized by TPWD and follow all rules and regulations set forth by TPWD.
Hunting	Caddo National Grasslands* and designated waterfowl hunting areas on Lake Ralph Hall	- Individuals hunting must obtain appropriate licensing authorized by TPWD and follow all rules and regulations set forth by TPWD and/or US Forest Service Caddo National Grasslands Rules and Regulations. - Waterfowl hunting on Lake Ralph Hall is limited to the designated waterfowl hunting areas and governed by TPWD regulations. - Hunting is prohibited on all UTRWD-owned lands except those managed by TPWD as a part of the Public Hunting Program.
Swimming	Open Recreation, Designated Swimming Areas	- Swimming is prohibited within the following areas: 1,000 feet of the spillway 200 feet of a public boat ramp - Any areas classified as “Restricted” - Swimmers must stay within 100 feet of the shoreline unless they are within the marked swimming areas or accompanied by a boat - Open water swimming prohibited
Boating	Open Recreation, Fish and Wildlife Habitat, and No Wake Zones	- Boats pulling water sport participants and the participants themselves must maintain a distance of at least 200 feet from all docks, swimming areas, other vessels, fishermen, and the shoreline. - Fish and Wildlife Habitat zones are No Wake Zones.

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Recreational Activity	Applicable Classification Zones	Licensing and Restrictions
Off-Road Vehicle Use	Prohibited in all Shoreline Zones	Operating and/or parking motorized vehicles in any UTRWD property (including all shoreline zones) is strictly prohibited. This includes vehicles such as automobiles, trucks, motorcycles, mini-bikes, all-terrain vehicles (ATVs), golf carts, utility and lawn tractors, and others. Special use and exemptions will be handled on a case-by-case basis by UTRWD.
Camping	Caddo National Grasslands*	- Applicable requirements and regulations for camping in the Caddo National Grasslands are managed by TPWD. - No camping is allowed on UTRWD-owned lands in any undesignated camping area. At this time, there are no designated camping areas.
Fireworks and Explosives	Prohibited in all UTRWD property without an approved permit.	Commercial fireworks may be discharged with an approved Special Event/Temporary Use permit only.

* Caddo National Grasslands is managed by TPWD and the US Forest Service and all activities on these lands are subject to rules and regulations set by TPWD and the US Forest Service.

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Section 8 Water Quality & Environmental Protection Requirements

The primary goal of Lake Ralph Hall is to provide clean, reliable water supply to one of the fastest growing regions in North Texas. Providing water quality and environmental protections for this water supply is of paramount importance in achieving this goal. The UTRWD-owned shoreline is designed to create a buffer between human activities that may degrade water quality and the critical water supply of Lake Ralph Hall. Specifically, encouraging and maintaining native vegetation in shoreline areas and limiting the amount and types of human activities along the shoreline to help improve water quality in Lake Ralph Hall. These actions protect the water supply as well as protecting Lake Ralph Hall as a recreational and community amenity. In addition to the requirements outlined in this Lake & Shoreline Management Plan for activities in specific UTRWD-owned lands, this section outlines requirements and Best Management Practices (BMPs) for land uses adjacent to the shoreline necessary to protect Lake Ralph Hall as a vital water supply and environmental and recreational asset to the region. Fannin County's Lake Ralph Hall Comprehensive Plan and Zoning Regulations include additional requirements that directly or indirectly aid in preserving environmental quality, which can be found at (*Hold for hyperlink*).

The enabling legislation that grants zoning authority for the Lake Zoning Regulations are provided under the Texas Constitution and Chapter 231, Subchapter G of the Texas Local Government Code. Within this authority is regulation of the placement of water and sewage facilities within the Lake Zoning Area which encompasses the area within 5,000 feet of the Lake Ralph Hall shoreline. Additionally, Section 10 of the agreement dated March 24, 2008, between Fannin County and Upper Trinity Regional Water District states as follows:

Section 10. Actions to Support Wastewater Control. *To protect the Lake and to encourage quality real estate development around the Lake, it is the intent of the Parties to support policies that will protect water quality in the Lake and its tributaries. Accordingly, it is mutually agreed to promote policies and implement programs that encourage future subdivision projects near the Lake to be served by community wastewater collection systems, rather than by on-site wastewater treatment facilities operated by individual owners. However, it is recognized that a community wastewater collection system may*

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not be feasible in all circumstances. Therefore, exceptions may be made for individually owned facilities by homeowners who are not part of a conventional residential subdivision, or who do not have access to a wastewater collection system, and if the proposed on-site facility will comply with applicable construction and operational standards to prevent pollution of water and the environment.

As provided in the Lake Ralph Hall Zoning Regulations (adopted February 7, 2023), the use of On-Site Sewage Facilities (OSSFs) is prohibited with two exceptions: (1) Single-Family Detached developments of less than twenty (20) acres, or (2) Single-Family Detached developments of less than twenty 20 individual stand-alone lots. The Lake Zoning Regulations were established through agreement between Fannin County and the UTRWD.

Developers are encouraged to consult with UTRWD prior to beginning the development planning processes to gain UTRWD approval for infrastructure development plans for stormwater and wastewater management. Developers are expected to design, build and maintain all stormwater and wastewater infrastructure to municipal standards in addition to standards required when discharging into a public water supply.

To assist orderly development around the lake, UTRWD commissioned a Water and Wastewater Master Plan to serve as a framework to guide the development of the infrastructure necessary to assist with meeting the Water Quality Protection goals described in this section. The Water and Wastewater Master Plan can be found at (*Hold for Hyperlink*).

All activities must adhere to the standards set forth by applicable laws, rules, and regulations made by the federal, state, and local government agencies. Any violation of such laws, rules, regulations, and orders may be subject to law enforcement from federal, state, or local government agencies.

8.1 Stormwater Management

Managing stormwater runoff is extremely important to maintain the lake's water quality and shoreline stability. Low-impact development techniques (LIDs) are required to manage stormwater volume and quality by utilizing natural and engineered infiltration systems in place of curb and gutter systems. LIDs filter through the pollutants collected from runoff before infiltrated into the ground. The following LIDs are allowed:

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- Bioretention and detention basins
- Bioswales
- Permeable surfaces
- Rain gardens

All developments that will discharge treated stormwater to Lake Ralph Hall are required to have the stormwater system design plans approved by UTRWD prior to permitting and construction. Additionally, UTRWD reserves the right to review, approve, or deny any development's Stormwater Pollution Prevention Plan (SWPPP). All SWPPPs will be required to include a water quality monitoring component to ensure adequate water quality for stormwater entering Lake Ralph Hall and identify and correct water quality issues observed by any monitoring program. Developers are encouraged to consult with UTRWD prior to design and permitting of any stormwater management system to ensure the stormwater management system is adequate to protect water quality and operation of Lake Ralph Hall. No Use Permits will be issued to any landowner in a development without an UTRWD-approved stormwater management plan.

The type of LID system proposed for each development must be highlighted in the development plans drafted by the chosen contractor and included in the permit application. UTRWD reserves the right to edit and/or change any aspect of the development plans.

8.2 On-Site Sewage Facility/Wastewater Treatment

The Fannin County Comprehensive Plan for Lake Ralph Hall shows that a large portion of the Lake Planning Area is not currently served by a centralized sanitary sewer collection and treatment system. Developers who acquire land within the Lake Planning Area for the purposes of constructing subdivisions or master-planned communities are required to install centralized sewage collection and treatment, in accordance with the Wastewater Master Plan (*Hold for hyperlink and add reference when document complete*). UTRWD maintains the right to review and approve all development and wastewater treatment plans. No Shoreline Use Permits will be issued to any property within a development or master-planned community without proper, approved wastewater treatment and connection to a centralized collection system. All aspects of the sewer system and utility service from design, construction, and maintenance are required to comply with the Texas Commission on Environmental Quality (TCEQ) standards as well as Fannin County standards.

Individual landowners not associated with a development or master-planned community and without reasonable ability to connect to a centralized collection system, will be eligible to install an on-site sewage facility system (OSSF), otherwise known as a septic system. Aerial spraying of effluent is not allowed and all systems must discharge subsurface. All systems must have an annual maintenance contract in place with a licensed septic service provider. The drain field for the septic system must be fully contained on the individual landowner's property and must not use any part of UTRWD-owned property or be within 50 feet of the UTRWD-owned property. Even with enhanced biological treatment and proper setback distances from the shoreline, the use of septic systems poses a major threat to the lake's water quality and reservoir operations. Therefore, any landowner using a septic system should design the system for future connection to a centralized collection system when one becomes available. Landowners will be required to connect to a centralized system when reasonably available. Landowners with OSSFs must service and maintain the system in good working order in accordance with Fannin County regulations.

8.3 Petroleum & Hazardous Material Storage, Management, & Use

UTRWD prohibits the use and storage of all fuel, oil, and other hazardous materials on docks or any UTRWD-owned property. Fueling and servicing of boats moored at private or community association docks is prohibited. Boats are required to be fueled and serviced at an authorized marina or trailered to an off-site location for fueling and servicing. Swapping out gas tanks is allowable where no pouring of the fuel occurs.

8.4 Solid Waste/Debris Management

No pollutants shall be dumped, deposited, or permitted to be carried into or on any waters or lands within UTRWD-owned property. Illegal dumping and improper disposal of litter or any other refuse material in the lake or any shoreline area is prohibited and will be subject to Fannin County law enforcement. Refuse containers on private property should be blocked from the public view by locating the containers behind structures such as masonry walls, landscaping, or buildings. UTRWD is not responsible for any cleanup, removal of any such silt, trash, or debris resulting from any such events or otherwise.

8.5 Pesticide Use

The use of pesticides in the UTRWD-owned Shoreline Management Zone is discouraged and generally prohibited but may be permitted through an approved Shoreline Use or General Maintenance Permit, with application by an UTRWD-registered, State of Texas Department of Agriculture (TDA)-licensed commercial applicator. Pesticides include, but are not limited to, insecticides, herbicides, fungicides, rodenticides or any other chemical compounds used for pest management. Application of pesticides must be consistent with the objectives of the Lake & Shoreline Management Plan. Pesticide use in the lake for the purpose of controlling nuisance aquatic vegetation around boat docks requires an Aquatic Vegetation Management Plan approved by TPWD, and the UTRWD must be notified at least 14 days prior to herbicide application. Application of pesticides must be performed by a TDA-licensed aquatic pesticide applicator.

8.6 Construction Activities

As previously stated, UTRWD retains ownership of all lands covered under the Lake & Shoreline Management Plan and no persons shall place, construct, or operate any structure, or make any modifications within the UTRWD-owned property without written approval from UTRWD. All construction activities must be done by one or more of the pre-registered contractors listed by UTRWD.

8.6.1 Dredging

The dock standards include minimum depth requirements intended to help ensure accessibility when Lake Ralph Hall is at conservation pool elevation. Dredging is not anticipated for dock construction; however, sedimentation and shoaling can occur, potentially blocking or limiting boat navigation. Dredging may be permitted through approval by UTRWD but would require a U.S. Army Corps of Engineers (USACE) Section 404 Permit that would be incurred at the applicant's expense. Prior to applying for the USACE permit, the applicant must contact UTRWD for their pre-approval on all dredging activities. After all state and federal permits are obtained, the applicant can proceed in the UTRWD permitting process.

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Section 9 Additional Information

Lake Ralph Hall home page. 2024. <https://lakeralphhall.com/>

Fannin County, Texas, Planning and Zoning Lake Ralph Hall. 2024.

<https://www.co.fannin.tx.us/page/fannin.LakeRalphHall>

Lake Ralph Hall Official Zoning Map. 2023.

<https://www.co.fannin.tx.us/upload/page/10583/docs/Lake%20Ralph%20Hall%20Official%20Zoning%20Map%20Adopted%2002.07.2023.pdf>

Lake Ralph Hall Zoning Regulations. 2023.

<https://www.co.fannin.tx.us/upload/page/10583/docs/Lake%20Ralph%20Hall%20Zoning%20Regulations%20%20Edits%206-13-2023.pdf>

Lake Ralph Hall Comprehensive Plan. 2022. <https://www.co.fannin.tx.us/upload/page/10583/docs/10-11-2022%20Lake%20Ralph%20Hall%20Comprehensive%20Plan.pdf>

City of Ladonia. 2025. <https://www.cityofladonia.com/lake-ralph-hall.html>

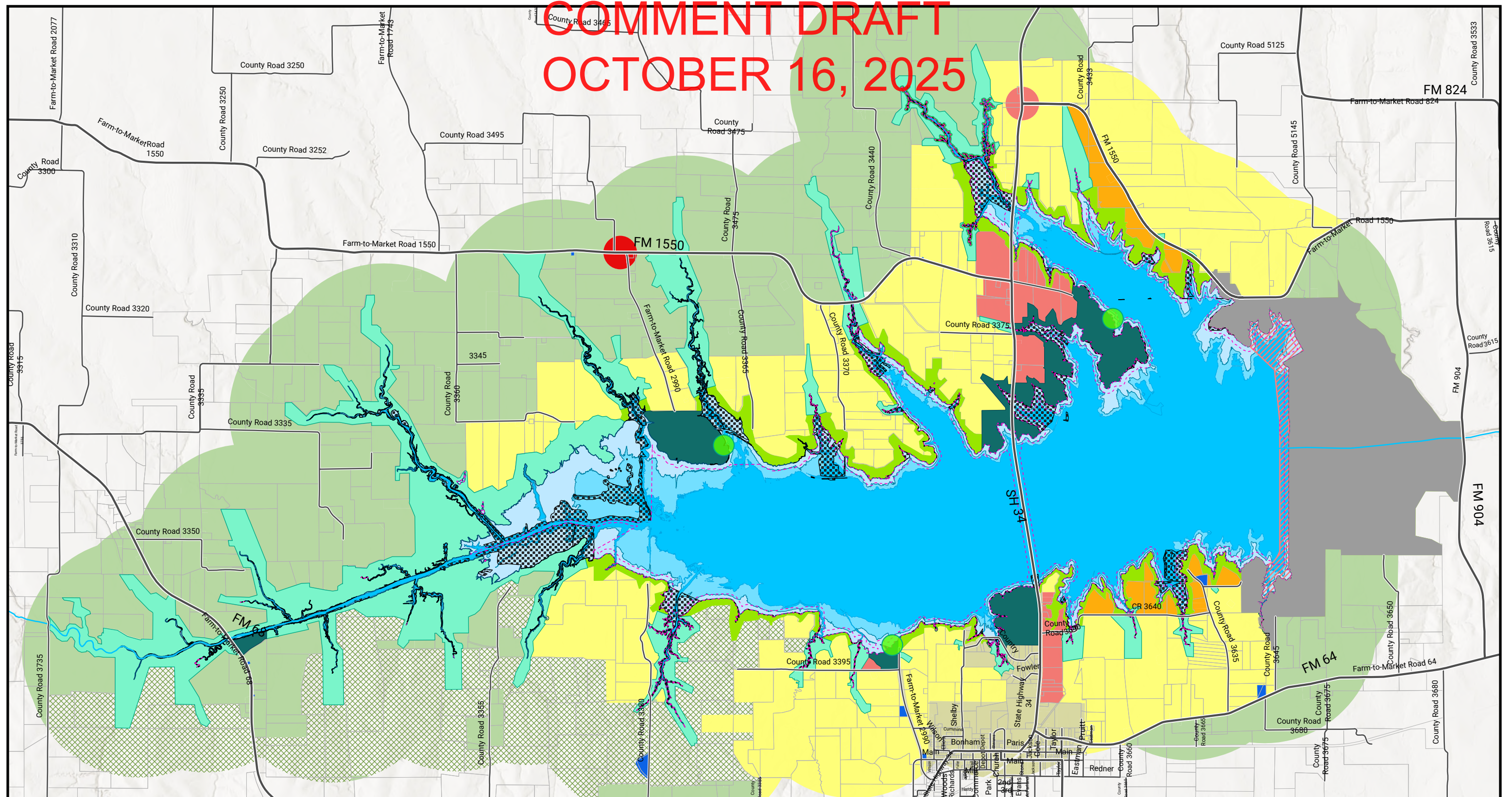
Lake Ralph Hall Water and Wastewater Master Plan. *(Hold for hyperlink and add reference when document complete)*

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Appendix A SHORELINE & WATER SURFACE CLASSIFICATION MAP

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/29/2025

LAKE RALPH HALL LAKE & SHORELINE MANAGEMENT PLAN



0 0.5 1 2 Miles

Scale: 1:50,000



- | | | | | |
|---|--|---|---|--|
|  UTRWD Management Zones |  Lake & Dam Operations Zone |  Restricted |  Medium Lot Residential |  Government Ownership/
Watershed Protection Area |
|  Shoreline Management Zone |  Conservation Pool (551ft) |  Fish and Wildlife Habitat |  Lake Commercial | |
|  Tributary Protection Zone |  545' MSL |  No Wake Zone |  General Commercial |  City of Ladonia |
|  Riparian Buffer Zone |  540' MSL |  Boat Ramps |  Institutional/Church/
Cemetery | |
| | |  Rural Residential | | |
| | |  Large Lot Residential | | |

*Lake Ralph Hall Zoning Regulations Adopted 02/07/2023

For planning purposes only. Contact UTRWD for official shoreline classifications.

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Appendix B NATIVE/NON-NATIVE PLANT LIST

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Native Plant List

OCTOBER 16, 2025

This plant list is adapted from the recommended native plant list for East Texas developed by the North Central Chapter of the Native Plant Society of Texas¹ and the Texas A&M AgriLife Research/Extension Program². This list may be edited by Upper Trinity Regional Water District at any time.

Large Shade Trees

American Elm (*Ulmus americana*)
Black Oak (*Quercus velutina*)
Black Walnut (*Juglans nigra*)
Burr Oak (*Quercus macrocarpa*)
Cedar Elm (*Ulmus crassifolia*)
Chinquapin Oak (*Quercus muehlenbergii*)
Eastern Cottonwood (*Populus deltoides*)
Green Ash (*Fraxinus pennsylvanica*)
Nuttall Oak (*Quercus texana*)
Pecan (*Carya illinoensis*)
Post Oak (*Quercus stellata*)
Shumard's Oak (*Quercus shumardii*)
Slippery Elm (*Ulmus rubra*)
Southern Red Oak (*Quercus falcata*)
Sugarberry (*Celtis laevigata*)
Sycamore (*Platanus occidentalis*)
Texas Red Oak (*Quercus buckleyi*)
Water Oak (*Quercus nigra*)
White Ash (*Fraxinus americana*)
Willow Oak (*Quercus phellos*)
White Oak (*Quercus alba*)

¹ Grant, G. 2012. Recommended Native Plant List for East Texas. North Central Chapter, Native Plant Society of Texas. Available at:

http://www.thehistorycenteronline.com/uploads/pine_bough/East_Texas_Native_Plants_List_GregGrant.pdf.

² Cunningham, D. 2019. Personal Communication; Review of Draft Suggested Plant List. Texas A&M AgriLife Research/Extension Program. May 13, 2019.

Medium Sized Trees

American hornbeam (*Carpinus caroliniana*)

Bitternut Hickory (*Carya cordiformis*)

Black Cherry (*Prunus serotina*)

Black Hickory (*Carya texana*)

Blackjack Oak (*Quercus mariloandica*)

Black Locust (*Robinia pseudoacacia*)

Black Willow (*Salix nigra*)

Boxelder (*Acer negundo*)

Honeylocust (*Gleditsia triacanthos*)

Ohio Buckeye (*Aesculus glabra*)

Osage Orange (*Maclura pomifera*)

Persimmon (*Diospyros virginiana*)

Red Maple (*Acer rubrum*)

Red Mulberry (*Morus rubra*)

River Birch (*Betula nigra*)

Texas Live Oak (*Quercus fusiformis*)

Winged Elm (*Ulmus alata*)

Small Ornamental Trees

Carolina Buckthorn (*Frangula caroliniana*)

Eve's Necklace (*Sophora affinis*)

Farkleberry (*Vaccinium arboreum*)

Flowering Dogwood (*Cornus florida*)

Honey Mesquite (*Prosopis glandulosa*)

Mexican Plum (*Prunus mexicana*)

Parsley Hawthorn (*Crataegus marshallii*)

Prairie Sumac (*Rhus lanceolata*)

Red Buckeye (*Aesculus pavia*)

Redbud (*Cercis canadensis*) includes Texas Redbud (*C.C. var texensis*) subspecies

Roughleaf Dogwood (*Cornus drummondii*)

Rusty Blackhaw (*Viburnum rufidulum*)

Smooth Sumac (*Rhus glabra*)

Texas Crabapple (*Malus ioensis* var. *texana*)

Winged Sumac (*Rhus copallina*)

Large Shrubs

Burning Bush (*Euonymus atropurpureus*)
Chickasaw Plum (*Prunus angustifolia*)
Gum Bumelia (*Sideroxylon lanuginosum*)
Possumhaw Holly (*Ilex decidua*)
Wax Myrtle (*Myrica cerifera*)
Western Soapberry (*Sapindus saponaria* var. *drummondii*)
Yaupon Holly (*Ilex vomitoria*)

Medium Sized Shrubs

American Beauty Berry (*Callicarpa americana*)
Buttonbush (*Cephalanthus occidentalis*)
Elbowbush (*Forestiera pubescens*)
Elderberry (*Sambucus canadensis*)

Small Shrubs

Coralberry (*Symphoricarpos orbiculatus*)
Dwarf Wax Myrtle (*Myrica pusilla*)
Dwarf Yaupon Holly (*Ilex vomitoria nana*)

Vines

American Wisteria (*Wisteria frutescens*)
Coral Honeysuckle (*Lonicera sempervirens*)
Crossvine (*Bignonia capreolata*)
Muscadine (*Vitis rotundifolia*)
Virginia Creeper (*Parthenocissus quinquefolia*)

Perennials

Bee Balm (*Monarda fistulosa*)
Brown-eyed Susan (*Rudbeckia triloba*)
Blazing Star/Gay Feather (*Liatris mucronata*)
Butterfly Milkweed (*Asclepias tuberosa*)
Cardinal Flower (*Lobelia cardinalis*)
Coreopsis (*Coreopsis lanceolata*)
Fall/Aromatic Aster (*Aster oblongifolius*)
Giant Coneflower (*Rudbeckia maxima*)
Illinois Bundleflower (*Desmanthus illinoensis*)
Louisiana Yucca (*Yucca louisianensis*)
Maximillian Sunflower (*Helianthus maximiliani*)

Mealy Cup Sage (*Salvia farinacea*)
Mexican Hat (*Ratibida columnifera*)
Mexican Mint Marigold (*Tagetes lucida*)
Mist Flower/Perennial Ageratum (*Eupatorium coelestinum*)
Phlox (*Phlox pilosa*)
Pitcher Sage (*Salvia azurea*)
Prickly Pear (*Opuntia* sp.)
Rain Lilies (*Cooperia*, *Habranthus*, *Zephyranthes* sp.)
Rose Mallow Hibiscus (*Hibiscus* sp.)
Spider Lilies (*Hymenocallis* sp.)
Texas Aster (*Aster texanus*)
Texas Star Hibiscus (*Hibiscus coccineus*)

Annuals

Texas Bluebonnet (*Lupinus texensis*)
Texas Sage (*Salvia coccinea*)

Grasses

Big Bluestem (*Andropogon gerardii*)
Bushy Bluestem (*Andropogon glomeratus*)
Eastern Gama Grass (*Tripsacum dactyloides*)
Indian Grass (*Sorghastrum nutans*)
Indian Wood Oats (*Chasmanthium latifolium*)
Little Blue Stem (*Schizachyrium scoparium*)
Sideoats Grama (*Bouteloua curtipendula*)
Splitbeard Bluestem (*Andropogon ternarius*)
Switch Grass (*Panicum virgatum*)
Virginia Wildrye (*Elymus virginicus*)
Walter's Millet (*Echinochloa walteri*)

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Figure: 4 TAC §19.300(a)

Common Name	Botanical Name
Noxious plants	
alligatorweed	<i>Alternanthera philoxeroides</i>
balloonvine	<i>Cardiospermum halicacabum</i>
Brazilian peppertree	<i>Schinus terebinthifolius</i>
broomrape	<i>Orobanche ramosa</i>
camelthorn	<i>Alhagi camelorum</i>
Chinese tallow tree	<i>Triadica sebifera</i>
Eurasian watermilfoil	<i>Myriophyllum spicatum</i>
giant duckweed	<i>Spirodela oligorrhiza</i>
giant reed	<i>Arundo donax</i>
hedge bindweed	<i>Calystegia sepium</i>
hydrilla	<i>Hydrilla verticillata</i>
itchgrass	<i>Rottboellia cochinchinensis</i>
Japanese dodder	<i>Cuscuta japonica</i>
kudzu	<i>Pueraria montana</i> var. <i>lobata</i>
lagarosiphon	<i>Lagarosiphon major</i>
paperbark	<i>Melaleuca quinquenervia</i>
purple loosestrife	<i>Lythrum salicaria</i>
rooted waterhyacinth	<i>Eichhornia azurea</i>
saltcedar	<i>Tamarix</i> spp.
salvinia	<i>Salvinia</i> spp.
serrated tussock	<i>Nassella trichotoma</i>
torpedograss	<i>Panicum repens</i>
tropical soda apple	<i>Solanum viarum</i>
water spinach	<i>Ipomoea aquatica</i>
waterhyacinth	<i>Eichhornia crassipes</i>
waterlettuce	<i>Pistia stratiotes</i>
Invasive plants	
chinaberry	<i>Melia azedarach</i>
Chinese tallow tree	<i>Triadica sebifera</i>
Japanese climbing fern	<i>Lygodium japonicum</i>
kudzu	<i>Pueraria montana</i> var. <i>lobata</i>
saltcedar	<i>Tamarix</i> spp.
tropical soda apple	<i>Solanum viarum</i>

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Appendix C PERMIT APPLICATION FORMS & TEMPLATES

COMMENT DRAFT

Appendix C
OCTOBER 16, 2025
Permit Application Forms and Templates

The following blank forms are provided as part of Appendix C:

- C-1 Certificate of Compliance
- C-2 Shoreline Use Permit Application Form and Permit Template
- C-3 General Maintenance Permit Application Form
- C-4 Boat Dock Inspection Checklist
- C-5 Electrical Certification Requirements
- C-6 Special Events/Temporary Use Application Form and Permit Template
- C-7 Appeals Form

COMMENT DRAFT

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Appendix C-1

Certificate of Compliance

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COMMENT DRAFT
Certificate of Compliance
Lake Ralph Hall – Lake & Shoreline Management Plan
OCTOBER 16, 2025

Shoreline Use Permitt #: _____ Date of Inspection: _____

Certification Fee Collected: \$ _____

Permit Holder Name: _____ FCAD Property #: _____

Address: _____ Phone Number: _____

Deficiencies noted during inspection on _____ (date) included _____

(describe or
reference inspection report).

This will certify that all noted deficiencies identified during the inspection by UTRWD personnel on the above date, have been corrected and all private facilities located on UTRWD-owned property and/or over water, meet all current Lake & Shoreline Management Plan requirements and there are no deficiencies, penalties, charges, or fees owed to UTRWD related to this Permit or this adjacent property preventing issuance or renewal of a Permit associated with this adjacent Property.

UTRWD Authorized Staff Signature

Date

Printed Name

This Certification is effective for 90 days. After 90 days, a new Certification is required.

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Appendix C-2

Shoreline Use Permit Application Form and
Permit Template

COMMENT DRAFT

SHORELINE USE PERMIT APPLICATION

Lake Ralph Hall, Upper Trinity Regional Water District (UTRWD)

OCTOBER 16, 2025

APPLICANT INFORMATION

Date of Application: _____

E-mail Address: _____

Name of Applicant: _____

Address: _____

Telephone: (_____) _____

City, State, Zip Code: _____

ADJACENT PROPERTY INFORMATION

Name of Owner: _____

Fannin CAD Property Account #: _____

Property Address: _____

Deed Recording Reference: _____

City, State, Zip Code _____

Legal Description: (Lot/Block): _____

Subdivision Name: _____

Subdivision Centralized Sewer Collection and

Subdivision Approved Drainage/SWPPP?

Treatment? YES or NO

CONTRACTOR INFORMATION

Name of Contractor: _____

Address: _____

Telephone: (_____) _____

City, State, Zip Code: _____

E-mail Address: _____

Contractor Insurance Requirements Met:

Contractors UTRWD Registration #: _____

FACILITY TYPE (check one)

- ☐ New Residential Individual Permit
- ☐ New Commercial Permit (pre-application meeting with UTRWD required)
- ☐ New Community (HOA or Similar entity) Permit
- ☐ Change in Ownership (Reissue Permit); please provide Permit number: _____
- ☐ Renewal; please provide permit number: _____

describe: **OCTOBER 16, 2025**

describe: **OCTOBER 16, 2025**

TYPE OF ACTIVITY (check one or more as appropriate)

Water-Based:

- ☐ Single-Owner Boat Dock Construction
- ☐ Single-Owner Fishing/Patio Dock Construction
- ☐ Community Boat Dock Construction
- ☐ Community Fishing/Patio Dock Construction
- ☐ Other/Exception (describe):

Land-Based:

- ☐ Shoreline erosion protection/Armoring
- ☐ Access Path Construction
- ☐ Other/Exception (describe): _____

PROJECT DESCRIPTION

Brief description of facility location and the proposed activity on UTRWD land or easement:_____

[illegible]

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CONSISTENCY WITH STANDARDS, POLICIES, AND PLANS

Please explain how the proposed project is consistent with UTRWD standards and policies and with the Lake Ralph Hall Lake & Shoreline Management Plan.

PROJECT EXCEPTIONS (*if applicable*)

Please explain and justify any deviations in the proposed project from UTRWD standards and policies and the Lake & Shoreline Management Plan.

Length of time to complete construction (*if applying for a new permit*) (maximum of one year allowed): _____

Contracted or estimated construction costs: \$ _____

Copy of Construction Contract Attached? Yes / No (If not available, will be required prior to issuance of Permit)

Date of pre-application site inspection (*for new dock construction*): _____

ALTERNATE POINT OF CONTACT

The following alternative party will be available on short-notice call and responsible for providing any access to and surveillance of the structure as needed.

Name of Alternate Contact: _____ Address: _____

Telephone: (_____) _____ Email Address: _____

See Fee Table.

Application fee: \$ _____

Permit Fee (1 or 5 years): \$ _____

Make Check payable to:

Upper Trinity Regional Water District
PO Box 100
Ladonia, Texas 75449

Please note that annual fees may also apply to your Permit.

ATTACHMENTS to be included with Permit/Application

- For all new Permits:
 - Provide proof of land ownership (e.g. warranty deed, tax assessor notice) that is immediately adjacent to and shares a common boundary with District land. Submit site map, aerial photos, survey plats, or other documents depicting location of private property.
 - Provide a copy of any construction contract related to the work performed under this Permit Application.
 - Copy of applicant driver's license for each signatory. A copy of the boundary line survey including the seal and signature of a licensed Professional Land Surveyor. The survey should include the boundary line between UTRWD property and the adjacent landowner/applicant along the entire length requested for use plus an additional 100 feet to either side of the requested use footprint or to the property boundary (whichever is shorter).
 - A site plan showing the location of the proposed improvements/activities on UTRWD-owned property. The site plan should show the surveyed boundary line and the relative locations of any proposed improvements/activities on UTRWD land as well as any useful landmarks such as an adjacent residence.
 - Access paths: include a plan view showing path route and dimensions and materials to be used. Plan should show topography and appropriate erosion control measures proposed.
- For applications for new docks, please also attach:
 - Two printed and one electronic set of structural plans, electrical plans, and specifications for dock facility that have been approved by a structural engineer. Please include all amenities proposed (e.g. storage box, solar battery storage, boat or PWC lift etc.) and provide construction materials and dimensions of facility. Reference to an approved dock plan on file with UTRWD is also acceptable. Please identify any additions or alterations to

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an approved plan. Structural alterations proposed are required to be stamped by a structural engineer and/or electrician as appropriate.

- If the adjoining private land is jointly owned (e.g. Trust, LLC, Non-Profit, etc.), dock applicants must provide documentation indicating their interest in the jointly-owned property.
 - If replacing an existing dock, submit a letter stating the old dock will be dismantled and removed prior to the installation of the new dock.
 - For Community Docks, provide authorized contact and alternates including name, address, and phone numbers.
- For reissuance or renewal of dock permits only:
 - Electrical Certification (if applicable);
 - Certificate of Compliance or signed statement that all noted deficiencies have been corrected. This signifies the dock meets current inspection criteria.
 - For Community Docks, provide authorized contact and alternates including name, address, and phone numbers.

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Please review the conditions that are required of all Shoreline Use Permits as found in the Lake & Shoreline Management Plan. General conditions for Shoreline Use Permit are found in Appendix C of the Lake & Shoreline Management Plan. The general conditions will be applied to all Shoreline Use Permits. Additional site-specific conditions may be developed following review of your application.

Note: UTRWD reserves the right to alter this form or to request additional information not specified in this form.

SIGNATURE

I hereby designate and authorize the agent/consultant identified above to act on my behalf in processing of this permit application, and to furnish, upon request, supplemental information in support of this application for shoreline use.

(Signature of Applicant/Adjacent Landowner)

(Date)

(Printed Name of Applicant/Adjacent Landowner)

(Date)

(Signature of Applicant/Adjacent Landowner)

(Date)

(Printed Name of Applicant/Adjacent Landowner)

(Date)

I certify that the information provided on this form and all attachments related to this project are true and accurate to the best of my knowledge. I understand that failure to provide true and accurate information may result in Application denial or a previously approved Permit termination. Copy of Drivers License required for each signatory to the Application.

(Signature of Applicant)

(Date)

(Printed Name of Applicant)

(Date)

(Signature of Applicant)

(Date)

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(Printed Name of Applicant)

(Date)

(Signature of Contractor)

(Date)

(Printed Name of Contractor)

(Date)

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Shoreline Use
Permit Template

COMMENT DRAFT
SHORELINE USE PERMIT
OCTOBER 16, 2025
UPPER TRINITY REGIONAL WATER DISTRICT
LAKE RALPH HALL

This Shoreline Use Permit (the "Permit") is issued by Upper Trinity Regional Water District ("UTRWD"), a conservation and reclamation district created under Article XVI Section 59, of the Texas Constitution, and accepted by _____, a/an _____ ("Permitee"). UTRWD and Permitee may also be referred to individually as a "Party" or collectively as the "Parties."

Recitals

WHEREAS, UTRWD and Permitee are authorized to enter into this Permit pursuant to Chapter 1053, Acts of the 71st Legislature, 1989 (Article ____-____, Vernon's Texas Civil Statutes) and other applicable laws;

WHEREAS, UTRWD operates Lake Ralph Hall (the "Lake") as a public drinking water supply reservoir and allows opportunities for public recreation on the Lake;

WHEREAS, Permitee owns land adjacent to UTRWD-owned property at the Lake (the "Property") and seeks to use the adjacent UTRWD-owned property (the "UTRWD-owned Permit Property") and make improvements on UTRWD-owned property, including structures and facilities on or over the water surface of the Lake (the "Improvements");

WHEREAS, Permitee acknowledges there may be a Permanent Flowage Easement (the "Easement") associated with the Property, on land located between the 551 feet mean sea level ("MSL") and 560 feet MSL contour elevations;

WHEREAS, Permitee is aware the conditions of the Easement are permanently in effect and are separate from the requirements and conditions of this Permit and the Lake and Shoreline Management Plan ("LSMP");

WHEREAS, this Permit may authorize certain uses of the Easement, in addition to uses of the UTRWD-owned property, which shall not be inconsistent with conditions of the Easement, but may impose further restrictions on the Easement, for which the Permitee agrees to comply with, in accordance with the terms of this Permit;

WHEREAS, Permitee notified UTRWD that Permitee intends to complete the Improvements as more fully described below (the "Project");

WHEREAS, UTRWD has reviewed the Permitee's Shoreline Use Permit Application Form and all other required information for such application;

WHEREAS, Permitee has reviewed this Permit and accepts its terms and conditions, including the general and special conditions described herein;

NOW THEREFORE, in consideration of the issuance of the Permit, UTRWD agrees to allow Permitee the non-exclusive right to use the portion of UTRWD-owned property described herein, and Permitee agrees to pay for such Permit and accept all conditions herein, upon the terms and conditions and for the consideration hereinafter set forth, to wit:

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Permittee Information

Name:

Permittee's Fannin County CAD #:

Telephone, Area Code, and Number:

Email:

Address:

City, State Zip Code

Contractor Information

Name:

Contractor's UTRWD

Registration #:

Telephone, Area Code, and Number:

Email:

Address:

City, State Zip Code:

Legal Description of Permittee's Adjacent Property Showing Boundary Line common with UTRWD-Owned Permit Property (Survey attached)

Improvements Description (Specific structures and facilities) including a Site Plan

(Attach Approved Permit Application)

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Use Description (Specific use and activities authorized)

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GENERAL CONDITIONS

1. **REFERENCES.** Except as otherwise specifically provided, any reference herein to UTRWD shall include its duly authorized representatives. Any reference to "Permitee" shall include their duly authorized representatives.
2. **PERMIT FEES.** The Permitee shall pay, in advance, to UTRWD, compensation in accordance with the most recent approved UTRWD Fee Schedule. Fees are subject to change upon renewal of the Permit.
3. **PERMIT SCOPE.** This Permit is issued solely to the Permitee for the purpose described in this Permit. The exercise of the privileges herein granted shall be:
 - a. without cost or expense to UTRWD;
 - b. subject to the right of UTRWD to improve, use, or maintain the UTRWD-owned Permit Property;
 - c. subject to other outgrant's of UTRWD on the UTRWD-owned Permit Property;
 - d. personal to the Permitee, and this Permit, or any interest therein, may not be transferred or assigned. Upon the sale or other transfer of the Property or the death of Permitee and his/her legal spouse, this Permit is null and void.
4. **TERM.** This Permit becomes effective on the date this Permit is signed by both Parties (the "Effective Date") and will be valid for five (5) years after final UTRWD approval and the 1st annual fee is paid. Permitee has an option to renew this Permit subject to UTRWD approval and UTRWD revising the terms and conditions of the Permit at the time of renewal with such revisions being consistent with revisions made to other Shoreline Use Permits, including but not limited to a current or updated fee schedule.
5. **NOTICE.** Notices to be given pursuant to this Permit shall be addressed, if to Permitee, the same as recited on the Application for Shoreline Use Permit, and if to UTRWD, to

Lake Ralph Hall
Upper Trinity Regional Water District
Attn: Lake Ralph Hall Permits
PO Box 100
Ladonia, Texas 75449

With copy to:

Upper Trinity Regional Water District
Attn: Lake Ralph Hall Permits
PO Box 305
Lewisville, Texas 70067

or as may from time to time otherwise be directed by the Parties. Notice shall be deemed to have been duly given if and when enclosed in a properly-sealed envelope or wrapper addressed as aforesaid, and deposited postage prepaid in a post office regularly maintained by the United States Postal Service.

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6. **CONSTRUCTION, MAINTENANCE, & REPAIR.** The construction, operation, maintenance, repair or replacement of Improvements authorized by this Permit shall be performed at no cost or expense to UTRWD and subject to the approval of UTRWD. Anything not expressly authorized in writing by UTRWD as an Improvement activity or an approved deviation from an Improvement activity is expressly prohibited. Upon the completion of any of such construction, operation, maintenance, repair or replacement, the Permittee shall immediately restore the UTRWD-owned Permit Property to the satisfaction of UTRWD. The use and occupation of the UTRWD-owned Permit Property for the purposes herein granted shall be subject to UTRWD's property ownership rights, the policies as set forth in the Lake and Shoreline Management Plan for Lake Ralph Hall, and to all applicable federal, state, and local laws and regulations. If Improvements are removed for storage or extensive maintenance, UTRWD may require portions of the Improvements be removed from the UTRWD-owned Permit Property.
7. **CONSTRUCTION ACCESS.** Construction access for dock building activities is authorized for both shore-side access and water-side access. Before, during, and after construction, the prevention and control of erosion is the responsibility of Permittee.
8. **PERMITEE INSPECTION.** The Permittee acknowledges it shall inspect the Improvements at reasonable intervals and immediately repair any defects found by such inspection or when required by UTRWD to repair any such defects.
9. **PERMITEE'S REPRESENTATIONS.** Permittee further represents that s/he will not be in violation of any regulations or restrictions imposed by Fannin County, Texas or the City of Ladonia, Texas or by any deed restrictions that may be attached to the Property and that any required variance has been secured. UTRWD assumes no responsibility for, and Permittee will hold UTRWD harmless from, disputes of title, rights, or liability for damages to persons or property arising from the construction, operation, maintenance, repair or existence of any Improvements on the UTRWD-owned Permit Property. If at any time, the condition or presence of the Improvements interferes with the operation of the Lake or the safety of persons or property using the surface thereof, Permittee agrees to immediately make any and all changes or corrections necessary to make the Improvements comply with this Permit or remove the Improvements from the UTRWD-owned Permit Property at Permittee's expense.
10. **RELEASE & ASSUMPTION OF RISK.** Permittee acknowledges that Lake Ralph Hall is not a "constant level" or "controlled level" lake and is **SUBJECT TO DROUGHT OR FLOODING WITHOUT WARNING.** Permittee acknowledges and agrees that the UTRWD-owned Permit Property is being improved upon **"AS-IS, WHERE-IS,"** with all defects, whether known or unknown. Permittee recognizes the risk inherent in constructing Improvements in close proximity to, and over, the Lake because of the risks associated with flooding, high water, and drought conditions. These risks include, but are not limited to, lake level fluctuations resulting in Improvements, such as docks, being completely unusable during flood or drought conditions, which can extend over months or years, as it relates to multi-year drought conditions. As a condition of, and in consideration for, UTRWD's entering into this Permit, as between UTRWD and Permittee, Permittee **AGREES TO ASSUME ALL RISK** of destruction of or damage to any Improvements and the property of Permittee or third parties located on the Property, UTRWD-owned Permit Property or Easement and to assume all risk of bodily injury or death to any person on the Property, UTRWD-owned Permit Property or Easement associated with the Improvements resulting from any cause. As part of the assumption of risk, Permittee, for itself and its heirs and assigns, **EXPRESSLY RELEASES UTRWD FROM ALL LOSS, COSTS, AND LIABILITY FOR (1) DAMAGE OR DESTRUCTION TO ANY OF ITS PROPERTY LOCATED ON OR AT THE PROPERTY, UTRWD-OWNED**

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PERMIT PROPERTY, OR EASEMENT RESULTING FROM ANY CAUSE AND (2) BODILY INJURY OR DEATH TO PERMITEE OR ANY FAMILY MEMBER OR OTHER PERSON AT THE PROPERTY, UTRWD-OWNED PERMIT PROPERTY, OR EASEMENT.

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11. **INDEMNIFICATION.** UTRWD shall have no liability whatsoever, either to Permittee, Permittee's successors, assigns, guest invitees or any other third party, for property damage to Permittee's Improvements or the contents thereof, **EVEN IF CAUSED BY THE UTRWD'S NEGLIGENCE.** UTRWD shall not be liable to Permittee or Permittee's guests, visitors, invitees or to any other person whomsoever, for any injury to person or damage to property on or about the Property, UTRWD-owned Permit Property or Easement due to **ANY CAUSE WHATSOEVER, INCLUDING WITHOUT LIMITATION, INUNDATION OR FLOODING OF THE PROPERTY, UTRWD-OWNED PERMIT PROPERTY, OR EASEMENT OR THE EFFECTS OF DROUGHT,** and Permittee agrees to indemnify UTRWD and hold it harmless from any loss, expenses, or claims including attorney's fees, arising out of any such damage of injury, **INCLUDING INJURY TO PERSON OR DAMAGE TO PROPERTY THE SOLE OR CONTRIBUTING CAUSE OF WHICH IS THE NEGLIGENCE OF UTRWD.** If any action or proceeding is brought against UTRWD by reason of any such claim, Permittee, upon notice from UTRWD, will defend such action or proceeding with counsel acceptable to UTRWD.
 12. **WAIVER OF ANY TAKINGS CLAIM.** Permittee **WAIVES ANY CLAIM IT MAY NOW OR IN THE FUTURE HAVE AGAINST UTRWD FOR A STATE OR FEDERAL "TAKINGS" or "INVERSE CONDEMNATION"** of either the Improvements or the portion of the Property, UTRWD-owned Permit Property or Easement on which the Improvements are located resulting from Lake levels being inconstant or from flooding, high water, drought, or similar occurrence, even if any of these occurrences is caused or alleged to be caused, in whole or in part, by UTRWD, whether through UTRWD's negligence or otherwise.
 13. **NO GOODS OR SERVICES PROVIDED TO UTRWD.** The Parties agree that pursuant to this Permit the Permittee is not providing any "good or services" to UTRWD and this Permit is not a contract subject to Chapter 271, Subchapter I of the Texas Local Government Code because no "goods or services," as such terms have been interpreted by courts in the State of Texas, are provided by Permittee to UTRWD pursuant to this Permit.
 14. **DAMAGE TO UTRWD-OWNED PERMIT PROPERTY.** Permittee shall be liable for any and all damage that may be caused to the UTRWD-owned Permit Property by the activities of Permittee under this Permit and shall exercise due diligence in the protection of all property located on the UTRWD-owned Permit Property against fire or damage from any and all other causes. Any property of UTRWD damaged or destroyed by Permittee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by Permittee to a condition satisfactory to UTRWD, or at the election of UTRWD, reimbursement made therefore by Permittee in an amount necessary to restore or replace the property to a condition satisfactory to UTRWD.
 15. **UTRWD'S ACCESS TO UTRWD-OWNED PERMIT PROPERTY.** The right is reserved to UTRWD, its officers, agents, and employees to enter upon the UTRWD-owned Permit Property at any time and for any purpose necessary or convenient in connection with UTRWD work, to make inspections, to remove any material; and/or to make any other use of the lands as may be necessary in connection with UTRWD purposes, and Permittee shall have no claim for damages on account thereof against UTRWD or any officer, agent, or employee thereof. UTRWD's authorized representative shall be allowed to cross Permittee's property, as necessary, to inspect or remove Improvements. UTRWD will notify Permittee of any deficiencies noted and will establish a schedule for their correction. No deviation or changes from approved plans for Improvements will be allowed without prior written approval of UTRWD. Any deviations from the Improvements require prior written approval by UTRWD after the

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Permittee submits a request to UTRWD for a deviation in writing. UTRWD has thirty (30) days to review and respond to the request from the Permittee. Notwithstanding the foregoing, if UTRWD determines during an inspection that a noncompliance issue concerns a significant imminent threat to the environment or public health, safety, and general welfare, UTRWD may take whatever action necessary within the authority of UTRWD to eliminate such threat, including but not limited to, requiring Permittee to immediately address the noncompliance issue. In the event Permittee does not correct the noncompliance issue within the timeframe established by UTRWD, then UTRWD may take all necessary actions and invoice Permittee for all costs and expenses, including administrative and legal fees incurred by UTRWD correcting such noncompliance.

16. **COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.** This Permit is subject to all applicable federal and state laws and any applicable permits, ordinances, rules, orders, and regulations of any local, state or federal governmental authority having or asserting jurisdiction, including, but not limited to, the provisions of the latest edition of the National Electrical Code (NEC). Nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule, or regulation in any forum, having jurisdiction. This Permit does not authorize any injury to private property or invasion of private rights or any infringement of local, state or federal laws or regulations, nor does it obviate the necessity of obtaining local, state, or federal assent required by law for the construction, operation, use, maintenance, or repair of the Improvement and/or use.
17. **RULES AND REGULATIONS.** The UTRWD-owned Permit Property shall be expressly subject to all rules and regulations promulgated by UTRWD for the construction, use, maintenance, and enjoyment of the UTRWD-owned Permit Property, including without limitation, all regulations and requirements of UTRWD, now or hereafter enacted. By signing this Permit, Permittee specifically acknowledges that it has read the applicable requirements of the Lake Ralph Hall Rules and Regulations, the LSMP, Fannin County Comprehensive Plan, and Fannin County Zoning Regulations and agrees that Permittee's use of the UTRWD-owned Permit Property shall at all times be in compliance with such plans and regulations.
18. **COMPLIANCE WITH OTHER PERMITS.** The Permittee shall remain in compliance with all other Permits between the Permittee and UTRWD including, but not limited to, compliance with other Permits related to shoreline activities and applicable Flowage and Flood Easements. Non-compliance with any other UTRWD Permit, contract, lease, or easement shall be considered non-compliance with this Permit.
19. **CONSTRUCTION TIME LIMITATION.** Permittee agrees to construct the Improvements within the time limit agreed to on the Effective Date of this Permit. The Permit shall become null and void if during such time limit the construction is not completed and UTRWD does not issue Permittee a certificate reflecting that the Improvements are in compliance with this Permit and all other applicable rules and regulations, referred to as a "Certificate of Compliance" for purposes of this Permit. The Certificate of Compliance is included in Exhibit ___, which may be amended or revised by UTRWD from time to time. Further, Permittee agrees to operate and maintain any Improvements and/or use in a manner so as to provide safety, minimize any adverse impact on fish and wildlife habitat, natural, environmental, or cultural resources values and in a manner so as to minimize the degradation of water quality.
20. **EROSION CONTROL STRUCTURES.** Permittee shall maintain, in a manner satisfactory to UTRWD, all soil and water conservation structures that may be in existence upon the UTRWD-owned Permit Property at the beginning of or that may be constructed by Permittee during the term of this Permit, and Permittee shall take appropriate measures to prevent or control soil erosion within the permitted

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and adjacent areas, especially if said areas drain into the Lake. Permittee agrees to allow any adjacent landowner with a valid Shoreline Use Permit to connect to shoreline erosion control structures constructed by the Permittee in order to facilitate contiguous shoreline erosion control between adjacent UTRWD-owned Permit Properties, including maintenance thereof. Any soil erosion occurring outside the UTRWD-owned Permit Property resulting from the use of the UTRWD-owned Permit Property shall be corrected by Permittee as directed by UTRWD.

21. **BOAT DOCK FACILITY USE.** If the Improvements include a boat dock facility, the dock facility shall be limited to the mooring of Permittee's vessel or watercraft and the storage of equipment essential to the operation of such vessel or watercraft. Equipment must be stored in enclosed storage box facilities, such as lockers or equipment closets. Equipment may not be left unsecured or unattended. Chemical and petrochemical products shall not be stored on boat dock facility at any time and shall not be considered "equipment".
22. **COMMERCIAL ACTIVITIES PROHIBITED.** No attempt shall be made by Permittee to forbid the full and free use by the public of all waters adjacent to the Improvements. No charge may be made for use by others of the Improvement nor shall commercial activities, including any form of advertising, be conducted thereon.
23. **HABITATION PROHIBITED.** No habitation is authorized on the UTRWD-owned Permit Property or the Easement. No Improvements, camping equipment, temporary structures, recreation vehicles, nor any moored vessel shall be used as a place of habitation or as a full or part-time residence or in any manner that gives the appearance of human habitation on the UTRWD-owned Permit Property or the Easement. Household furnishings are not permitted on boat docks or other structures.
24. **TRANSFER OF INTEREST.** Improvements authorized under this Permit will not be leased, rented (whether short-term or long-term, directly or indirectly, or through an internet-based company like Airbnb, Inc.), sub-let or provided to others by any means of engaging in commercial activity(s) by Permittee or his/her agent for monetary gain. This does not preclude Permittee from selling total ownership of the Improvements. If ownership of the Improvements is sold or transferred, Permittee or new owner will notify UTRWD of the action prior to finalization. The new owner must apply for a new Shoreline Use Permit within thirty (30) days or remove the Improvements and restore the UTRWD-owned Permit Property within sixty (60) days from the date of ownership transfer. The new owner is responsible for paying any processing fees.
25. **RECORD OF PERMIT FILED IN OFFICIAL PUBLIC RECORDS PROHIBITED. This Permit SHALL NOT BE RECORDED** for any with the Fannin County Clerk in the Fannin County Official Public Records.
26. **FLOATS AND FLOTATION MATERIALS.** Floats and the flotation material for all docks shall be fabricated of materials manufactured for marine use. The float and its flotation material shall be 100 percent warranted for a minimum of 8 years against sinking, becoming waterlogged, cracking, peeling, fragmenting, or losing beads. All floats shall resist puncture and penetration and shall not be subject to damage by animals under normal conditions for the area. All floats and the flotation material used in them shall be fire resistant. The use of new or recycled plastic or metal drums or non-compartmentalized air containers for encasement or floats is prohibited.
27. **ANCHORING.** The gangways to boat docks, fishing piers, or any other overwater structure shall be securely attached to the shore in accordance with the approved plans by means of moorings that do

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not create tripping hazards along the shoreline or adversely affect the natural terrain or vegetation. Anchoring to vegetation is prohibited.

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28. **DREDGING.** Unless authorized in writing by a special condition, this Permit does not authorize lake dredging. Lake dredging requires an individualized analysis by the United States Army Corps of Engineers ("USACE") to determine whether it must be approved by the USACE. Lake dredging may be allowed for community docks, if the following conditions are met: 1) prior to dredging, the applicant must coordinate with UTRWD to obtain express written approval for the dredging activity; 2) if approval from UTRWD is obtained, the applicant must then obtain appropriate state or federal authorizations and/or permits, including a USACE Clean Water Act Section 404 permit, if required; 3) once any required state or federal authorizations and/or permits are obtained, the applicant must complete the UTRWD Permit process by providing UTRWD with copies of any such required authorizations and/or permits; and 4) Permittee must provide UTRWD with notification of the dredging activity that includes the estimated start date and end date for the dredging activity and a description of the specifications and construction methods to be employed during the dredging activity.
29. **IMPROVEMENT STANDARDS.** Docks and other permitted improvements must conform to the standards found in the LSMP. These standards address electrical service and lighting, signage, improvement size and length, improvement location and spacing, orientation of the improvement to the shoreline, improvement maintenance, and other features and amenities as described in the Lake and Shoreline Management Plan. Any deviation from the Lake and Shoreline Management Plan requirements will be considered a violation of this Permit.
30. **PERSONAL PROPERTY.** Loose personal property that has the ability to float must be stored in a secure locker or removed from the UTRWD-owned Permit Property when not in use.
31. **PERMIT DISPLAY TAG.** The Permit Display tag shall be posted on the Improvements and/or on the land areas covered by the Permit so that it can be visually checked with ease in accordance with instructions provided by UTRWD.
32. **VEGETATION.** No vegetation other than that prescribed in this Permit will be damaged, destroyed, or removed. In no event will vegetation be disturbed to the extent the UTRWD-owned Permit Property will be subject to erosion or natural beauty destroyed. All disturbed areas shall be seeded, replanted, or given some type of equivalent protection against subsequent erosion. No change in landform such as grading, excavation or filling is authorized by this Permit unless specifically included in the approved Improvement plans and description. No vegetation planting of any kind may be done, other than that specifically prescribed. Only native species are allowed. An approved native plant list is provided in the LSMP.
33. **VEGETATION MODIFICATION.** When vegetation modification is approved to control or remove invasive plants and is authorized by chemical means, the modification will be in accordance with appropriate federal, state, and local laws, rules, and regulations.
34. **PROPERTY LINE AND SIDE YARD LINE DELINEATION.** For this Permit, Permittee will delineate the boundary line between UTRWD property and the Permittee's property in a visibly clear, but unobtrusive manner approved by UTRWD and in accordance with the LSMP for Lake Ralph Hall. The Permittee will also identify the intersection of the projected side yard line and the 551 MSL as depicted in the exhibits

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attached to this Permit.

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35. **PROHIBITED ITEMS.** Treated landscape timbers or the storage, transfer or use of hydrocarbons or other petrochemical products, paint, pesticides, herbicides, or any other toxic or hazardous materials are not allowed on the UTRWD-owned Permit Property.
36. **ELECTRICAL SAFETY AND COMPLIANCE.** Permittee shall comply with all applicable federal, state, county, municipal laws, ordinances, and regulations wherein the permitted facilities/activities are located, including, but not limited to, the provisions of the latest edition of the National Electrical Code (NEC). Failure to abide by these applicable laws and regulations may be cause for revocation of the Permit.
37. **POLLUTION PREVENTION.** Within the limits of their respective legal powers, the Parties hereto shall protect the UTRWD-owned Permit Property against pollution of its air, ground, and water. Permittee shall promptly comply with any laws, regulations, conditions, or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency ("EPA"), USACE, Texas Commission on Environmental Quality ("TCEQ"), or any federal, state, or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the UTRWD-owned Permit Property is strictly prohibited. Such regulations, conditions, or instructions in effect or prescribed by the said EPA, USACE, TCEQ, or any federal, state, or local governmental agency are hereby made a condition of this Permit. The Permittee shall not discharge waste or effluent from the UTRWD-owned Permit Property in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.
38. **PESTICIDES AND HERBICIDES.** The use of any pesticides or herbicides within the UTRWD-owned Permit Property is generally prohibited, but if approved, shall be in conformance with all applicable federal, state, and local laws and regulations. Permittee must obtain approval in writing from UTRWD before any pesticides or herbicides are applied to the UTRWD-owned Permit Property.
39. **ENVIRONMENTAL IMPACT.** Permittee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from Permittee's activities, Permittee shall be liable to restore the damaged resources.
40. **TIMBER CLEARING.** No timber within the UTRWD-owned Permit Property above the 551 MSL contour shall be cleared. Standing timber below the 551 MSL contour may be cleared only if approved through this Shoreline Use Permit. Permittee shall provide documentation of coordination with USACE in accordance with the procedures described in the LSMP. Such USACE coordination shall only occur after UTRWD has reviewed the timber clearing proposal and provided direction to engage in such coordination. Any timber clearing authorized under this Permit must be in compliance with any required USACE approvals, authorizations, or permits. Timber clearing shall be approved by UTRWD in writing and shall be in accordance with the Clean Water Act Section 404 Permit for Lake Ralph Hall as provided in the LSMP. Timber clearing not approved by UTRWD in writing is prohibited.
41. **CULTURAL RESOURCES.** The Permittee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archaeological, architectural, or other cultural artifacts, relics, remains, or objects of antiquity on UTRWD-owned property. In the event such items are discovered on UTRWD-owned property, Permittee shall immediately notify UTRWD and protect the site and material from further disturbance until UTRWD authorizes any further activity.

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42. **TERMINATION OF PERMIT.** By thirty (30) days written notice, mailed to Permittee by certified letter, UTRWD may terminate this Permit whenever necessary or when Permittee fails to comply with any Permit condition or term. The revocation notice shall specify the reasons for such termination. Permittee may appeal a notice of termination to UTRWD within 15 days of receiving the notice. UTRWD will respond to the Permittee within 30 days of receiving an appeal.
43. **IMPROVEMENT REMOVAL.** On or before the expiration or termination of this Permit or if Permittee ceases to use, operate, or maintain an Improvement and/or use, Permittee shall, without expense to UTRWD, remove said Improvements and restore the waterway and lands to the satisfaction of UTRWD within thirty (30) days. In the event Permittee shall fail to remove said Improvements and restore the UTRWD-owned Permit Property, UTRWD shall have the option to take over said Improvements without compensation, or to remove said Improvements and perform the restoration at the expense of Permittee, and Permittee shall have no claim for damages against UTRWD or its officers or agents for such action and no refund by UTRWD of any fee theretofore paid shall be made. Permittee agrees that if subsequent operations by UTRWD require an alteration in the location of an Improvement and/or use and if in the opinion of UTRWD an Improvement and/or use shall cause unreasonable obstruction to UTRWD use of the land or water area where the Improvement or use is located, Permittee shall be required, upon written notice from UTRWD, to remove, alter, or relocate the Improvement without expense to UTRWD.
44. **OTHER PERMITS REQUIRED.** This Permit is effective only insofar as the rights of UTRWD in the UTRWD-owned Permit Property and Easement are concerned, and Permittee shall obtain such permission as may be required on account of any other existing rights. It is understood that the granting of this Permit does not eliminate the necessity of obtaining any other permit or license that may be required by federal, state, or local statute in connection with use of the UTRWD-owned Permit Property, including, but not limited to, any permits or authorization from USACE to ensure compliance with the Clean Water Act.
45. **SANITATION.** Permittee shall take all necessary action and provide all necessary Improvements to maintain the UTRWD-owned Permit Property in a clean and sanitary manner, removing promptly and regularly trash and garbage from the said area. Any materials and refuse from construction, maintenance, and repair activities are to be removed from the UTRWD-owned Permit Property immediately upon completion of such activities.
46. **LICENSED PROFESSIONAL ENGINEER REQUIRED.** UTRWD may require that remedial measures other than minor repairs and maintenance, and plans for same, be reviewed, designed, and sealed by a Texas Licensed Professional Engineer and approved by UTRWD.
47. **SEVERABILITY.** In case any one or more of the provisions contained in this Permit shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and this Permit shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Permit.
48. **NO JOINT VENTURE.** It is acknowledged and agreed by the Parties that the terms hereof are not intended to and shall not be deemed to create any partnership or joint venture among the Parties. UTRWD, its past, present, and future officers, elected officials, employees and agents of UTRWD, do not assume any responsibilities or liabilities to any third party in connection with the improvements to, or use of, the UTRWD-owned Permit Property.

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49. **ENTIRE PERMIT – NO ORAL MODIFICATIONS.** This Permit embodies the entire Permit of the Parties, superseding all oral or written previous and contemporary Permits between the Parties relating to matters set forth in this Permit. Except as otherwise provided elsewhere in this Permit, this Permit cannot be modified without a written Permit executed by both Parties.
50. **NO THIRD PARTY BENEFICIARIES.** Permittee and UTRWD enter into this Permit solely for the benefit of themselves and agree that nothing in this Permit shall be construed to confer any right, privilege or benefit on any person or entity other than Permittee and UTRWD.
51. **VENUE.** It is specifically agreed among the Parties to this Permit that Fannin County, Texas, is the place of performance of this Permit; and, in the event that any legal proceeding is brought to enforce this Permit or any provision hereof, the same shall be brought in Fannin County, Texas.
52. **ADOPTION OF PREAMBLE AND EXHIBITS.** All of the statements in the preamble and all of the exhibits of this Permit are true and correct and are hereby incorporated into the body of this Permit as though fully set forth in their entirety herein.

SPECIAL CONDITIONS (*To be completed for each project*)

VIOLATIONS AND PENALTIES

1. Permittees will be held accountable to the conditions outlined herein. If a violation is identified, UTRWD will follow the steps outlined below:

First Notice: UTRWD will generally issue a written warning notifying Permittee of the violation, outlining actions to correct the violation, and providing a resolution timeframe. Depending on the non-compliance issue (e.g. is the issue an imminent health or safety concern), the time provided for resolution and the degree to which UTRWD may step in and proactively correct an issue may vary. Some violations may immediately generate a fee. UTRWD may, at its discretion, waive fees to be imposed at the first notice. UTRWD will follow up within the specified timeframe to document resolution of the issue. Increased frequency of monitoring and inspection may be warranted for a period of time following resolution.

Second Notice: A second notice may involve the same activity or conditions as the first notice, or it may be a new issue. Second notices for the same situation that triggered the first notice will also be linked to increased fees and shorter resolution timeframes. Permittees will be required to reimburse UTRWD for costs associated with monitoring, inspection, and follow-up for second notice actions.

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Third Notice: Three notices for the same or different instances of non-compliance with this Permit within one year will trigger a notice to revoke or terminate this Permit. Permittee will have 30 days to remove Improvements at his or her expense and restore the UTRWD-owned Permit Property to its condition prior to the construction of the Improvements (if applicable). Permittee may appeal a notice of termination to UTRWD within 15 days of receiving the notice. UTRWD will respond to the Permittee within 30 days.

2. Resolution timeframes and fees are dependent on the harm that may occur to people, property, and resources if the violation were to continue. Violations that are hazardous, or potentially hazardous, generally have shorter resolution timeframes and higher penalties than administrative violations. **Appendix F: Violations, Remedies and Fees Table** found in the Lake and Shoreline Management Plan outlines resolution timeframes, remedies, and fees for various violations.

EFFECTIVE DATE AND TERM

This Permit becomes effective on the date this Permit is signed by both parties (the “Effective Date”) and will be valid for five (5) years after the date of the Certificate of Compliance, as defined in Section 19.

AUTHORIZATION

This Permit authorizes the use of UTRWD-owned property described herein. If Permittee implements a project that differs from the Project described herein, Permittee will be subject to penalties and fees, described in this Permit, and potentially termination.

EXECUTION

The Parties hereto acting under their respective authorities have caused this Permit to be duly executed in several counterparts, each of which shall constitute an original.

SIGNATURES

The undersigned accepts and agrees to comply with all conditions contained in this Permit.

(Signature of Permittee)

(Date)

(Printed Name of Permittee)

(Date)

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(Signature of Permittee)

(Date)

(Printed Name of Permittee)

(Date)

STATE OF TEXAS

§

COUNTY OF FANNIN

§

This instrument was acknowledged before me on this _____ day of _____, 20__, by
_____.

Notary Public, State of Texas

(Signature of UTRWD Representative)

(Date)

(Printed Name of UTRWD Representative)

(Date)

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OCTOBER 16, 2025

STATE OF TEXAS

§

COUNTY OF FANNIN

§

This instrument was acknowledged before me on this _____ day of _____, 20__, by
_____.

Notary Public, State of Texas

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Appendix C-3

General Maintenance Permit Application Form
and Permit Template

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GENERAL MAINTENANCE PERMIT APPLICATION FORM

Lake Ralph Hall Upper Trinity Regional Water District (UTRWD)
OCTOBER 16, 2025

Date of Application: _____

APPLICANT INFORMATION

Full Name of Applicant (Print): _____ Telephone: (____) _____

E-mail Address: _____ Address: _____

City, State, Zip Code: _____

CONTRACTOR INFORMATION (if applicable) Name of Contractor: _____

Telephone: (____) _____

E-mail Address: _____ Address: _____

City, State, Zip Code: _____

TYPE OF ACTIVITY

Only the following General Maintenance activities (the "Activity") may be approved through a General Maintenance Permit (the "Permit"). For all other activities not specifically described below, please apply for a Shoreline Use Permit

- ☐ Hazard tree removal (maximum of two trees removed)
- ☐ Planting/restoration of native vegetation (plant species to be selected from the approved native plant list found in the Lake & Shoreline Management Plan)
- ☐ Herbicide/pesticide application
- ☐ Noxious plant removal (only covers removal of species listed as noxious and invasive by the state of Texas)
- ☐ Clearing or Burning (only allowed under special circumstances; unauthorized clearing or burning is subject to penalties or fees, including loss of access to the lake)
- ☐ Mowing vegetation

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PROJECT DESCRIPTION

Location of proposed activity: _____

Start and end date of proposed activity: _____

Detailed description of activity: _____

If applying for burning of debris on District Lands, please see TCEQ open burning rules (Special Conditions).

ATTACHMENTS to be included with Permit Application

- Proof of land ownership (e.g. warranty deed) that is immediately adjacent to and shares a common boundary with UTRWD-owned property.
- Map or plan of the site showing location of activity.

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General Maintenance
Permit Template

COMMENT DRAFT
GENERAL MAINTENANCE PERMIT
OCTOBER 16, 2025
UPPER TRINITY REGIONAL WATER DISTRICT
LAKE RALPH HALL

General Maintenance Permit

This General Maintenance (the "Permit") is issued by Upper Trinity Regional Water District ("UTRWD"), a conservation and reclamation district created under Article XVI Section 59, of the Texas Constitution, and accepted by _____, a/an _____ ("Permitee"). UTRWD and Permitee may also be referred to individually as a "Party" or collectively as the "Parties."

Recitals

WHEREAS, UTRWD and Permitee are authorized to enter into this Permit pursuant to Chapter 1053, Acts of the 71st Legislature, 1989 (Article ____-____, Vernon's Texas Civil Statutes) and other applicable laws;

WHEREAS, UTRWD operates Lake Ralph Hall (the "Lake") as a public drinking water supply reservoir and allows opportunities for public recreation on the Lake;

WHEREAS, Permitee owns land adjacent to UTRWD-owned property at the Lake (the "Property") and seeks to use the adjacent UTRWD-owned property (the "UTRWD-owned Permit Property") and make improvements on UTRWD-owned property, including structures and facilities on or over the water surface of the Lake (the "Improvements");

WHEREAS, Permitee acknowledges there may be a Permanent Flowage Easement (the "Easement") associated with the Property, on land located between the 551 feet mean sea level ("MSL") and 560 feet MSL contour elevations;

WHEREAS, Permitee is aware the conditions of the Easement are permanently in effect and are separate from the requirements and conditions of this Permit and the Lake and Shoreline Management Plan ("LSMP");

WHEREAS, this Permit may authorize certain uses of the Easement, in addition to uses of the UTRWD-owned property, which shall not be inconsistent with conditions of the Easement, but may impose further restrictions on the Easement, for which the Permitee agrees to comply with, in accordance with the terms of this Permit;

WHEREAS, Permitee notified UTRWD that Permitee intends to complete the Improvements as more fully described below (the "Project");

WHEREAS, UTRWD has reviewed the Permitee's Shoreline Use Permit Application Form and all other required information for such application;

WHEREAS, Permitee has reviewed this Permit and accepts its terms and conditions, including the general and special conditions described herein;

NOW THEREFORE, in consideration of the issuance of the Permit, UTRWD agrees to allow Permitee the non-exclusive right to use the portion of UTRWD-owned property described herein, and Permitee

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agrees to pay for such Permit and accept all conditions herein, upon the terms and conditions and for the consideration hereinafter set forth, to wit:

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Permittee Information

Name: _____

Permittee's Fannin County CAD #: _____

Telephone, Area Code, and Number: _____

Email: _____

Address: _____

City, State Zip Code: _____

Contractor Information

Name: _____

Contractor's UTRWD Registration #: _____

Telephone, Area Code, and Number: _____

Email: _____

Address: _____

City, State Zip Code: _____

Legal Description of Permittee's Adjacent Property Showing Boundary Line common with UTRWD-Owned Permit Property (Survey attached)

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Improvements Description (Specific structures and facilities) including a Site Plan
(Attach Approved Permit Application)
OCTOBER 16, 2025

Use Description (Specific use and activities authorized)

CONDITIONS

1. **REFERENCES.** Except as otherwise specifically provided, any reference herein to “UTRWD” shall include its duly authorized representatives. Any reference to “Applicant” shall include their duly authorized representatives.
2. **PERMIT SCOPE.** This Permit is entered into solely with the Applicant for the purpose described in this Permit. The exercise of the privileges herein granted shall be:
 - without cost or expense to UTRWD;
 - subject to the right of UTRWD to improve, use, or maintain UTRWD-owned Property;
 - subject to other outgrant’s of UTRWD on the UTRWD-owned Property;
 - personal to the Applicant, and this Permit, or any interest therein, may not be transferred or assigned.
3. **NOTICE.** Notices to be given pursuant to this Permit shall be addressed, if to Applicant, the same as recited above under “Applicant Information,” and if to UTRWD, to

Lake Ralph Hall
Upper Trinity Regional Water District
Attn: Lake Ralph Hall Permits
PO Box 100
Ladonia, Texas 75449

With copy to:

Upper Trinity Regional Water District

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Attn: Lake Ralph Hall Permits
PO Box 305
Lewisville, Texas 70067

or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly-sealed envelope or wrapper addressed as aforesaid, and deposited postage prepaid in a post office regularly maintained by the United States Postal Service.

4. **APPROVAL TO PROCEED.** Approval to proceed with the activities described in this Permit will be directed to the Applicant by UTRWD generally within 2 business days of the receipt of a complete and signed Permit. The Applicant may not proceed with the Activity described herein, until such Approval to Proceed is received. Approval to Proceed may be transmitted via email or by United States Postal Service.
5. **RELEASE & ASSUMPTION OF RISK.** Applicant acknowledges that Lake Ralph Hall is not a “constant level” or “controlled level” lake and is **SUBJECT TO DROUGHT OR FLOODING WITHOUT WARNING.** Applicant acknowledges and agrees that the UTRWD-owned property is being managed “**AS-IS, WHERE-IS,**” with all defects, whether known or unknown. Applicant recognizes the risk inherent in undertaking the Activity in close proximity to, and over, the Lake because of the risks associate with flooding, high water, and drought conditions. These risks include, but are not limited to, lake level fluctuations resulting in Improvements, such as docks, being completely unusable during flood or drought conditions, which can extend over months or years, as it relates to multi-year drought conditions. As a condition of, and in consideration for, UTRWD’s entering into this Permit, as between UTRWD and Applicant, Applicant **AGREES TO ASSUME ALL RISK** of destruction of or damage to any natural resources managed by the Activity and the property of Applicant or third parties located on the UTRWD-owned property and to assume all risk of bodily injury or death to any person on UTRWD-owned property associated with the Activity resulting from any cause. As part of the assumption of risk, Applicant, for itself and its heirs and assigns, **EXPRESSLY RELEASES UTRWD FROM ALL LOSS, COSTS, AND LIABILITY FOR (1) DAMAGE OR DESTRUCTION TO ANY OF ITS PROPERTY LOCATED ON OR AT THE UTRWD-OWNED PROPERTY RESULTING FROM ANY CAUSE, INCLUDING BUT NOT LIMITED TO THE ACTIVITY AND (2) BODILY INJURY OR DEATH TO APPLICANT OR ANY FAMILY MEMBER OR OTHER PERSON AT THE UTRWD-OWNED PROPERTY RESULTING FROM ANY CAUSE, INCLUDING BUT NOT LIMITED TO THE ACTIVITY.**
6. **INDEMNIFICATION.** UTRWD shall have no liability whatsoever, either to Applicant, Applicant’s guest invitees or any other third party, for property damage to Applicant’s improvements or the contents thereof, **EVEN IF CAUSED BY THE UTRWD’S NEGLIGENCE.** UTRWD shall not be liable to Applicant or Applicant’s guests, visitors, invitees or to any other person whomsoever, for any injury to person or damage to property on or about the UTRWD-owned property due to **ANY CAUSE WHATSOEVER, INCLUDING WITHOUT LIMITATION, INUNDATION OR FLOODING OF THE UTRWD-OWNED PROPERTY OR THE EFFECTS OF DROUGHT,** and Applicant agrees to indemnify UTRWD and hold it harmless from ay loss, expenses, or claims including attorney’s fees, arising out of any such damage of injury, **INCLUDING INJURY TO PERSON OR DAMAGE TO PROPERTY THE SOLE OR CONTRIBUTING CAUSE OF WHICH IS THE NEGLIGENCE OF UTRWD.** If any action or proceeding is brought against UTRWD by reason of any such claim, Applicant, upon notice from UTRWD, will defend such action or proceeding with counsel acceptable to UTRWD.

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7. **WAIVER OF ANY TAKINGS CLAIM.** Applicant **WAIVES ANY CLAIM IT MAY NOW OR IN THE FUTURE HAVE AGAINST UTRWD FOR A STATE OR FEDERAL "TAKINGS" or "INVERSE CONDEMNATION"** of the Applicant improvements on UTRWD-owned property on which the Activity occurs resulting from Lake levels being inconstant or from flooding, high water, drought, or similar occurrence, even if any of these occurrences is caused or alleged to be caused, in whole or in part, by UTRWD, whether through UTRWD's negligence or otherwise.
8. **NO GOODS OR SERVICES PROVIDED TO UTRWD.** The Parties agree that pursuant to this Permit the Applicant is not providing any "good or services" to UTRWD and this Permit is not a contract subject to Chapter 271, Subchapter I of the Texas Local Government Code because no "goods or services," as such terms have been interpreted by courts in the State of Texas, are provided by Applicant to UTRWD pursuant to this Permit.
9. **DAMAGE TO UTRWD-OWNED PROPERTY.** Applicant shall be liable for any and all damage that may be caused to UTRWD-owned property by the Activity of Applicant under this Permit and shall exercise due diligence in the protection of all property located on UTRWD-owned property against fire or damage from any and all other causes. Any property of UTRWD damaged or destroyed by Applicant incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by Applicant to a condition satisfactory to UTRWD, or at the election of UTRWD, reimbursement made therefore by Applicant in an amount necessary to restore or replace the property to a condition satisfactory to UTRWD.
10. **UTRWD'S ACCESS TO PROPERTY.** The right is reserved to UTRWD, its officers, agents, and employees to enter upon the UTRWD-owned property at any time and for any purpose necessary or convenient in connection with UTRWD work, to make inspections, to remove any material, except property of Applicant approved for use on UTRWD-owned property, and/or to make any other use of the lands as may be necessary in connection with UTRWD purposes, and Applicant shall have no claim for damages on account thereof against UTRWD or any officer, agent, or employee thereof. UTRWD's authorized representative shall be allowed to cross Applicant's property, as necessary, to inspect the Activity.
11. **COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.** This Permit is subject to all applicable federal and state laws and any applicable permits, ordinances, rules, orders, and regulations of any local, state or federal governmental authority having or asserting jurisdiction, including, but not limited to, the provisions of the latest edition of the National Electrical Code (NEC). Nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule, or regulation in any forum, having jurisdiction. This Permit does not authorize any injury to private property or invasion of private rights or any infringement of local, state or federal laws or regulations, nor does it obviate the necessity of obtaining local, state, or federal assent required by law for the activity.
12. **RULES AND REGULATIONS.** UTRWD-owned property and associated improvements on which the Activity is undertaken shall be expressly subject to all rules and regulations promulgated by UTRWD for the Activity, including without limitation, all regulations and requirements of UTRWD, now or hereafter enacted. By signing this Permit, Applicant specifically acknowledges that it has read the applicable requirements of the Lake Ralph Hall Rules and Regulations, the Lake & Shoreline Management Plan, Fannin County Comprehensive Plan, and Fannin County Zoning Regulations, and the City of Ladonia Ordinances and Regulations and agrees that Applicant's use of UTRWD-owned property shall at all times be in compliance with such plans and regulations.

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13. **SOIL AND WATER CONSERVATION STRUCTURES.** Applicant shall maintain, in a manner satisfactory to UTRWD, all soil and water conservation structures that may be in existence upon UTRWD-owned property at the beginning of or that may be constructed by Applicant during the term of this Permit, and Applicant shall take appropriate measures to prevent or control soil erosion within the right-of-way herein granted. Any soil erosion occurring on the UTRWD-owned property resulting from the activity authorized herein shall be corrected by Applicant as directed by UTRWD.
14. **PERSONAL PROPERTY.** Loose personal property that has the ability to float must be stored in a secure locker or removed from UTRWD-owned property when not in use.
15. **VEGETATION.** No vegetation other than that described in this Permit will be damaged, destroyed, or removed. In no event will vegetation be disturbed to the extent the right-of-way will be subject to erosion or natural beauty destroyed. All disturbed areas shall be seeded, replanted, or given some type of equivalent protection against subsequent erosion. No change in landform such as grading, excavation or filling is authorized by this Permit unless specifically included in the approved Activity plans and description. No vegetation planting of any kind may be done, other than that specifically prescribed. Only native species are allowed. An approved native plant list is provided in the Lake & Shoreline Management Plan.
16. **VEGETATION MODIFICATION.** When vegetation modification is approved to control or remove invasive plants and is authorized by chemical means, the modification will be in accordance with appropriate federal, state, and local laws, rules, and regulations.
17. **PROHIBITED ITEMS.** Treated landscape timbers or the storage of hydrocarbons or other petrochemical products, paint, pesticides, herbicides, or any other toxic or hazardous materials are not allowed on the UTRWD-owned property.
18. **POLLUTION PREVENTION.** Within the limits of their respective legal powers, the Parties hereto shall protect UTRWD-owned property against pollution of its air, ground, and water. Applicant shall promptly comply with any laws, regulations, conditions, or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, the United States Army Corps of Engineers, Texas Commission on Environmental Quality, or any federal, state, or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within UTRWD-owned property is strictly prohibited. Such regulations, conditions, or instructions in effect or prescribed by the said Environmental Protection Agency, the United States Army Corps of Engineers, Texas Commission on Environmental Quality, or any federal, state, or local governmental agency are hereby made a condition of this Permit. The Applicant shall not discharge waste or effluent from the Activity in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.
19. **PESTICIDES AND HERBICIDES.** The use of any pesticides or herbicides within the Applicant property and UTRWD-owned property shall be in conformance with all applicable federal, state, and local laws and regulations.
20. **ENVIRONMENTAL IMPACT.** Applicant will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from the Activity, Applicant shall be liable to restore the damaged resources.

21. **CULTURAL RESOURCES.** The Applicant shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archaeological, architectural, or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items are discovered on UTRWD-owned property, Applicant shall immediately notify UTRWD and protect the site and material from further disturbance until UTRWD authorizes any further activity.
22. **OTHER PERMITS REQUIRED.** This Permit is effective only insofar as the rights of UTRWD in the UTRWD-owned property are concerned, and Applicant shall obtain such permission as may be required on account of any other existing rights. It is understood that the granting of this Permit does not eliminate the necessity of obtaining any other permit or license that may be required by federal, state, or local statute in connection with use of the UTRWD-owned property, including, but not limited to, any permits or authorization from the United States Army Corps of Engineers to ensure compliance with the Clean Water Act.
23. **SANITATION.** Applicant shall take all necessary action to maintain UTRWD-owned property in a clean and sanitary manner, removing promptly and regularly trash and garbage from the said area.
24. **UNAUTHORIZED ACTIVITIES.** This **authorization** does not cover unauthorized burning, pesticide or fertilizers use on UTRWD-owned property, or placement or storage of personal property on UTRWD-owned property.

EFFECTIVE DATE AND TERM

This Permit becomes effective on the date this Permit is executed by UTRWD (the "Effective Date") and will be valid for 20 days after the Effective Date.

SIGNATURE

I, the Applicant, understand, accept, and agree to comply with all conditions contained in this Permit. I certify that the information provided above on this form and all attachments related to this project are true and accurate to the best of my knowledge. I will not commence any work proposed in this Permit until I have received an acknowledgement from UTRWD of this Permit. I understand that failure to provide true and accurate information or to comply with the conditions of this Permit may result in termination of permission to conduct the activity on UTRWD-owned property and that I may be subject to penalties and fees. I understand that if I undertake an activity or implement a project that differs from the authorized Activity described in this Permit, I will be subject to penalties and fees.

(Signature of Applicant)

(Date)

(Printed Name of Applicant)

(Date)

(Signature of Applicant)

(Date)

(Printed Name of Applicant)

(Date)

COMMENT DRAFT

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Appendix C-4

Boat Dock Inspection Checklist

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OCTOBER 16, 2025

Data Sheet	
Name: _____	Date: _____
Address/ _____	
Location: _____	Permit No: _____

Requirements					
Anchorage	Stiff arms and hardware are secure and in good condition	Yes	No	N/A	Notes:
	Poles, collars, and rollers are in good condition	Yes	No	N/A	Notes:
Gangways and Walkways	No obstructions or tripping hazards	Yes	No	N/A	Notes:
	Stiff arms and hardware are secure and in good condition	Yes	No	N/A	Notes:
Handrails	Handrails are structurally sound, in good repair, and free of splinters	Yes	No	N/A	Notes:
	Handrails capable of withstanding 200-pound load applied in any direction at any point with minimum deflection	Yes	No	N/A	Notes:
	Gangways have at least one 42-inch-high handrail with a 20-inch guardrail below the top rail	Yes	No	N/A	Notes:
	Handrails free of modifications	Yes	No	N/A	Notes:
Superstructure	Steel connections are secure with weld, sheet metal, steel plates, metal straps, or gussets to resist movement that would dismantle the structure (25-lbs/sq ft wind load)	Yes	No	N/A	Notes:
	Check for neat orderly appearance of structure	Yes	No	N/A	Notes:

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Roof	Check to ensure roof is securely fastened to the superstructure by use of steel plates, metal straps, or gussets to resist wind uplift	Yes	No	N/A	Notes:
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Deck	Recycled planks are free of splits, decay, and protruding nails/screws	Yes	No	N/A	Notes:
	Recycled planks are free of scabbed patch to prevent tripping hazard	Yes	No	N/A	Notes:
	Metal is free of rust that would fail within one year	Yes	No	N/A	Notes:

Metal Finishes	Metal is free of excessive rust and/or damage	Yes	No	N/A	Notes:
	Paint in need of touch-up	Yes	No	N/A	Notes:

Flotation	Flotation material is expanded, encased, and/or encapsulated	Yes	No	N/A	Notes:
	Dock floats lift structural loads at least 8 inches out of the water. No more than 50% of the float is submerged under fully used load	Yes	No	N/A	Notes:
	Flotation is securely fastened to the dock using galvanized steel straps and/or galvanized bolts	Yes	No	N/A	Notes:
	Dock floats free of punctures and/or damage of any kind	Yes	No	N/A	Notes:

Human Habitat	Signs of human habitation on the dock. Items include refrigerators, air conditioners, cooking structures, heating appliances, toilets, and showers	Yes	No	N/A	Notes:
---------------	--	-----	----	-----	--------

Storage Boxes	Storage container(s) for boating equipment exceeds 8-ft-long, 3-ft wide, and 2.5-ft high	Yes	No	N/A	Notes:
	Storage of chemicals and/or flammable liquids (prohibited)	Yes	No	N/A	Notes:

COMMENT DRAFT

OCTOBER 16, 2025

Appendix C-5

Electrical Certification Requirements

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COMMENT DRAFT
OCTOBER 16, 2025

COMMENT DRAFT
Electrical Certification Requirements
Lake Ralph Hall – Lake & Shoreline Management Plan
OCTOBER 16, 2025

The following represents the minimum information to be included with all permit applications for facilities that include solar electrical service to facilities located on UTRWD-owned property.

LOCATION OF GROUND-FAULT INTERRUPTER

All wiring on UTRWD-owned property must be ground-fault protected. _____

HOW ELECTRICITY IS SUPPLIED TO FACILITY

Must be supplied by self-contained solar power system approved for wet locations.

TYPE AND SIZE OF WIRING _____

LOCATION AND TYPE OF CONDUIT

All above-ground wiring must be in approved electrical conduit by a state-certified electrician. _____

CONDUIT ATTACHMENT

Must be securely attached to facility. _____

LOCATION AND TYPE OF RECEPTACLES

Land-based outlet boxes must be at 556 MSL or higher _____

LOCATION AND TYPE OF FIXTURES _____

The following statement must be on the plan, signed and dated by a state-certified electrician and the permit holder:

"I certify this electrical installation is ground-fault protected and materials, workmanship and installation method meets or exceeds the current National Electrical Code standards and requirements for this type location."

Electrician

Permit Holder

State Certification Number

Permit Number

Date

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COMMENT DRAFT
OCTOBER 16, 2025

COMMENT DRAFT

OCTOBER 16, 2025

Appendix A-6

Special Events/Temporary Use Permit
Application Form and Permit Template

COMMENT DRAFT
SPECIAL EVENT/TEMPORARY USE PERMIT APPLICATION
Lake Ralph Hall, Upper Trinity Regional Water District (UTRWID)
OCTOBER 16, 2025

APPLICANT INFORMATION

Date of Application: _____

Name of Applicant: _____

Telephone: (_____) _____

E-mail Address: _____

Address: _____

City, State, Zip Code: _____

PROJECT DESCRIPTION

Location of proposed event/temporary use: _____

Start and end date of proposed event/temporary use: _____

Detailed description and purpose of event/temporary use: _____

Estimate number of attendees: _____

ATTACHMENTS to be included with Permit Application

- Map or plan of the site showing location of event.
- Proof of Insurance to cover event
- Description of any necessary security and sanitation measures to be implemented for crowd control, public safety, and protection of water quality.
- Parking and traffic control measures to implemented.
- Correspondence or documentation of coordination with other authorizing or coordinating agencies such as emergency responders, Fannin County Sheriff's Office, Texas Parks and Wildlife Department, ambulance services, and waste management.
- Copy of current driver's license required for each signatory.

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Please review the conditions that are required of all Special Event/Temporary Use Permits as found in the Lake & Shoreline Management Plan. General conditions for Special Event/Temporary Use Permits are found in Appendix C of the Lake & Shoreline Management Plan. The general conditions would be applied to all Special Event/Temporary Use Permits. Additional site- and event-specific conditions may be developed following review of your application.

Note: UTRWD reserves the right to alter this form or to request additional information not specified in this form.

APPLICATION FEE

See Fee Table.

Application fee submitted: \$ _____

Additional Fees may be incurred for rental of specific UTRWD property for the event.

Make Check payable to:

Upper Trinity Regional Water District
PO Box 100
Ladonia, Texas 75449

SIGNATURE

I certify that the information provided on this form and all attachments related to this project are true and accurate to the best of my knowledge. I also certify that I am an authorized representative of the person or organization seeking this Special Event/Temporary Use Permit. I understand that failure to provide true and accurate information may result in the Application denial or a previously approved Permit termination. Copy of current driver's license required for each signatory.

(Signature of Applicant)

(Date)

(Printed Name of Applicant)

(Date)

COMMENT DRAFT OCTOBER 16, 2025

Special Event/Temporary Use
Permit Template

COMMENT DRAFT

SPECIAL EVENT/TEMPORARY USE PERMIT

UPPER TRINITY REGIONAL WATER DISTRICT LAKE RALPH HALL

OCTOBER 16, 2025

Special Event/Temporary Use Permit

This Special Event/Temporary Use Permit (the "Permit") is entered into between the Upper Trinity Regional Water District ("UTRWD") a conservation and reclamation district created under Article 16, Section 59, of the Texas Constitution, and accepted by _____, a/an (individual, corporation, etc. ("Permitee"). UTRWD and Permitee may also be referred to individually as a "Party" or collectively as the "Parties."

Recitals

WHEREAS, UTRWD and Permitee are authorized to enter into this Permit pursuant to Chapter 1053, Acts of the 71st Legislature, 1989 (Article, Vernon's Texas Civil Statutes) and other applicable laws;

WHEREAS, UTRWD intends to operate Lake Ralph Hall (the "Lake") as a public drinking water supply reservoir and will provide opportunities for public recreation on the Lake;

WHEREAS, Permitee notified UTRWD on _____ that Permitee intends to facilitate the event on the property (the "Property") as more particularly described herein and has provided UTRWD documentation of its legal right to conduct the event on the Property that is not owned by UTRWD or has requested use of UTRWD's Property under this Permit;

WHEREAS, UTRWD has reviewed the Permitee's application for a Special Event/Temporary Use Permit;

WHEREAS, Permitee has reviewed this Permit and accepts its terms and conditions, including the general and special conditions described herein;

NOW THEREFORE, in consideration of the mutual covenants and permits herein contained, UTRWD agrees to grant the Permitee the right to conduct the event or use the Property temporarily in accordance with this Permit. The Permitee agrees to pay for such Permit and use, upon the terms and conditions and for the consideration hereinafter set forth, to wit:

Permitee Information

Name: _____

Telephone, Area Code, and Number: _____

Email: _____

Address: _____

City, State, Zip Code: _____

COMMENT DRAFT OCTOBER 16, 2025

Legal Description of Property or Location of Event (include all areas needed for the event such as parking, if applicable, and clearly delineate any UTRWD property to be used):

Special Event/Temporary Use Description and Location (Specific use and activities authorized):

Special Event/Temporary Use Impacts:

OCTOBER 16, 2025

1. **REFERENCES.** Except as otherwise specifically provided, any reference herein to "UTRWD" shall include its duly authorized representatives. Any reference to "Permittee" shall include their duly authorized representatives.
2. **PERMIT FEES.** The Permittee shall pay, in advance, to UTRWD, compensation in accordance with the most recently approved UTRWD Fee Schedule.
3. **PERMIT SCOPE.** This Permit is issued solely to the Permittee for the purpose described in this Permit. The exercise of the privileges herein granted shall be:
 - a. without cost or expense to UTRWD;
 - b. subject to the right of UTRWD to improve, use or maintain any UTRWD property.
 - c. subject to other outgrant's of UTRWD on any UTRWD property.
 - d. personal to the Permittee, and this Permit, or any interest therein, may not be transferred or assigned.
4. **NOTICE.** Notices to be given pursuant to this Permit shall be addressed, if to Permittee, the same as recited on the Application for Special Event/Temporary Use, and if to UTRWD, to:

Lake Ralph Hall
Upper Trinity Regional Water District
Attn: Lake Ralph Hall Permits
PO Box 100
Ladonia, Texas 75449

With copy to:

Upper Trinity Regional Water District
Attn: Lake Ralph Hall Permits
PO Box 305
Lewisville, Texas 70067

or as may from time to time otherwise be directed by the parties. Notice shall be deemed to have been duly given if and when enclosed in a properly-sealed envelope or wrapper addressed as aforesaid, and deposited postage prepaid in a post office regularly maintained by the United States Postal Service.

5. **PERMITEE'S REPRESENTATIONS.** Permittee represents that there will be no violation of any regulations or restrictions imposed by Fannin County, Texas or the City of Bonham, Texas or by any deed restrictions that may be attached to the Property and that any required variance has been secured. UTRWD assumes no responsibility for, and Permittee will hold UTRWD harmless from, disputes of title, rights, or liability for damages to persons or property arising from the Special Event/Temporary Use on the Property. If at any time, the condition or presence of the Special Event/Temporary Use interferes with the operation of the Lake or the safety of persons or property using the surface thereof, Permittee agrees to immediately make any and all changes or corrections necessary to make the Property comply with this Permit or remove the Special Event/Temporary Use from the Property at Permittee's expense.

COMMENT DRAFT OCTOBER 16, 2025

6. **RELEASE & ASSUMPTION OF RISK.** Permittee acknowledges that Lake Ralph Hall is not a “constant level” or “controlled level” lake and is **SUBJECT TO DROUGHT OR FLOODING WITHOUT WARNING**. Permittee acknowledges and agrees that the Property is used “AS-IS, WHERE-IS,” with all defects, whether known or unknown. Permittee recognizes the risk inherent in facilitating Special Event/Temporary Use in close proximity to, and over, the Lake because of the risks associated with flooding, high water, and drought conditions. These risks include, but are not limited to, lake level fluctuations resulting in Improvements, such as docks, being completely unusable during flood or drought conditions, which can extend over months or years, as it relates to multi-year drought conditions. As a condition of, and in consideration for, UTRWD’s issuing this Permit, as between UTRWD and Permittee, Permittee **AGREES TO ASSUME ALL RISK** of destruction of or damage to any Special Event/Temporary Use and the property of Permittee or third parties located on the Property and to assume all risk of bodily injury or death to any person on the Property associated with the Special Event/Temporary Use resulting from any cause. As part of the assumption of risk, Permittee, for itself and its heirs and assigns, **EXPRESSLY RELEASES UTRWD FROM ALL LOSS, COSTS, AND LIABILITY FOR (1) DAMAGE OR DESTRUCTION TO ANY OF ITS PROPERTY LOCATED ON OR AT THE PROPERTY RESULTING FROM ANY CAUSE AND (2) BODILY INJURY OR DEATH TO PERMITEE OR ANY FAMILY MEMBER OR OTHER PERSON AT THE PROPERTY RESULTING FROM ANY CAUSE.**
7. **INDEMNIFICATION.** UTRWD shall have no liability whatsoever, either to Permittee, Permittee’s guest invitees, or any other third party, for property damage to Permittee’s Special Event/Temporary Use or the contents thereof, **EVEN IF CAUSED BY THE UTRWD’S NEGLIGENCE**. UTRWD shall not be liable to Permittee or Permittee’s guests, visitors, invitees or to any other person whomsoever, for any injury to person or damage to property on or about the Property due to **ANY CAUSE WHATSOEVER, INCLUDING WITHOUT LIMITATION, INUNDATION OR FLOODING OF THE PROPERTY OR THE EFFECTS OF DROUGHT**, and Permittee agrees to indemnify UTRWD and hold it harmless from any loss, expenses, or claims including attorney’s fees, arising out of any such damage or injury, **INCLUDING INJURY TO PERSON OR DAMAGE TO PROPERTY THE SOLE OR CONTRIBUTING CAUSE OF WHICH IS THE NEGLIGENCE OF UTRWD**. If any action or proceeding is brought against UTRWD by reason of any such claim, Permittee, upon notice from UTRWD, will defend such action or proceeding with counsel acceptable to UTRWD.
8. **NO GOODS OR SERVICES PROVIDED TO UTRWD.** The Parties agree that pursuant to this Permit the Permittee is not providing any “good or services” to UTRWD and this Permit is not a contract subject to Chapter 271, Subchapter I of the Texas Local Government Code because no “goods or services,” as such terms have been interpreted by courts in the State of Texas, are provided by Permittee to UTRWD pursuant to this Permit.
9. **DAMAGE TO PROPERTY.** Permittee shall be liable for any and all damage that may be caused to the Property by the activities of Permittee under this Permit and shall exercise due diligence in the protection of all property located on the Property against fire or damage from any and all other causes. Any property of UTRWD damaged or destroyed by Permittee incident to the exercise of the privileges herein granted shall be promptly repaired or replaced by Permittee to a condition satisfactory to UTRWD, or at the election of UTRWD, reimbursement made therefore by Permittee in an amount necessary to restore or replace the property to a condition satisfactory to UTRWD.

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10. **UTRWD'S ACCESS TO PROPERTY.** The right is reserved to UTRWD, its officers, agents, and employees to enter upon the Property at any time and for any purpose necessary or convenient in connection with UTRWD work, to make inspections, to remove any material, except property of Permittee approved for use on the Property, and/or to make any other use of the lands as may be necessary in connection with UTRWD purposes, and Permittee shall have no claim for damages on account thereof against UTRWD or any officer, agent, or employee thereof. UTRWD's authorized representative shall be allowed to cross the property, as necessary, to inspect the Special Event/Temporary Use. Notwithstanding the foregoing, if UTRWD determines during an inspection that a noncompliance issue concerns a significant imminent threat to the environment or public health, safety, and general welfare, UTRWD may take whatever action necessary within the authority of UTRWD to eliminate such threat, including but not limited to, requiring Permittee to immediately address the noncompliance issue.
11. **COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS.** This Permit is subject to all applicable federal and state laws and any applicable permits, ordinances, rules, orders, and regulations of any local, state or federal governmental authority having or asserting jurisdiction, including, but not limited to, the provisions of the latest edition of the National Electrical Code . Nothing contained herein shall be construed as a waiver of any right to question or contest any such law, ordinance, order, rule, or regulation in any forum, having jurisdiction. This Permit does not authorize any injury to private property or invasion of private rights or any infringement of local, state or federal laws or regulations, nor does it obviate the necessity of obtaining local, state, or federal assent required by law for the construction, operation, use, or maintenance of the Improvement and/or use.
12. **RULES AND REGULATIONS.** The Property shall be expressly subject to all rules and regulations promulgated by UTRWD for the construction, use, maintenance, and enjoyment of the Property, including without limitation, all regulations and requirements of UTRWD, now or hereafter enacted. By signing this Permit, Permittee specifically acknowledges that it has read the applicable requirements of the Lake Ralph Hall Rules and Regulations, the Lake & Shoreline Management Plan , Fannin County Comprehensive Plan, and Fannin County Zoning Regulations, City of Ladonia codes and ordinances and agrees that Permittee's use of the Property shall at all times be in compliance with such plans, regulations and ordinances.
13. **COMPLIANCE WITH OTHER PERMITS.** The Permittee shall remain in compliance with all other permits or agreements between the Permittee and UTRWD including, but not limited to, compliance with other permits related to shoreline activities and applicable Flowage and Flood Easements. Non-compliance with any other UTRWD permit, agreement, contract, lease, or easement shall be considered non-compliance with this Permit.
14. **SOIL AND WATER CONSERVATION STRUCTURES.** Permittee shall maintain, in a manner satisfactory to UTRWD, all soil and water conservation structures that may be in existence upon the Property at the beginning of or that may be constructed by Permittee during the term of this Permit, and Permittee shall take appropriate measures to prevent or control soil erosion within the right-of-way herein granted. Any soil erosion occurring outside the Property resulting from the use of the Property shall be corrected by Permittee as directed by UTRWD.

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15. **PERSONAL PROPERTY.** Loose personal property that has the ability to float must be stored in a secure locker or removed from the Property when not in use.
16. **VEGETATION.** No vegetation will be damaged, destroyed, or removed. In no event will vegetation be disturbed to the extent the Property will be subject to erosion or natural beauty destroyed. All disturbed areas shall be seeded, replanted, or given some type of equivalent protection against subsequent erosion. No change in landform such as grading, excavation or filling is authorized by this Permit unless specifically included in the approved project plans and description for the Special Event/Temporary Use Application. No vegetation planting of any kind may be done, other than that specifically prescribed. Only native species are allowed. An approved native plant list is provided in the Lake & Shoreline Management Plan.
17. **PROPERTY LINE DELINEATION.** For this Permit, Permittee will ensure that the UTRWD property line is delineated in a visibly clear, but unobtrusive manner approved by UTRWD and in accordance with the Lake & Shoreline Management Plan.
18. **PROHIBITED ITEMS.** Treated landscape timbers or the storage of hydrocarbons or other petrochemical products, paint, pesticides, herbicides, or any other toxic or hazardous materials are not allowed on the Property.
19. **POLLUTION PREVENTION.** Within the limits of their respective legal powers, the Parties hereto shall protect the Property against pollution of its air, ground, and water. Permittee shall promptly comply with any laws, regulations, conditions, or instructions affecting the activity hereby authorized if and when issued by the Environmental Protection Agency, the United States Army Corps of Engineers, Texas Commission on Environmental Quality, or any federal, state, or local governmental agency having jurisdiction to abate or prevent pollution. The disposal of any toxic or hazardous materials within the Property is strictly prohibited. Such regulations, conditions, or instructions in effect or prescribed by the said Environmental Protection Agency, the United States Army Corps of Engineers, Texas Commission on Environmental Quality, or any federal, state, or local governmental agency are hereby made a condition of this Permit. The Permittee shall not discharge waste or effluent from the Property in such a manner that the discharge will contaminate streams or other bodies of water or otherwise become a public nuisance.
20. **PESTICIDES AND HERBICIDES.** The use of any pesticides or herbicides within the Property shall be in conformance with all applicable federal, state, and local laws and regulations. Permittee must obtain approval in writing from UTRWD before any pesticides or herbicides are applied to the Property.
21. **ENVIRONMENTAL IMPACT.** Permittee will use all reasonable means available to protect the environment and natural resources, and where damage nonetheless occurs arising from Permittee's activities, Permittee shall be liable to restore the damaged resources.
22. **TIMBER CLEARING.** Timber clearing under a Special Event/Temporary Use Permit is prohibited.
23. **CULTURAL RESOURCES.** The Permittee shall not remove or disturb, or cause or permit to be removed or disturbed, any historical, archaeological, architectural, or other cultural artifacts, relics, remains, or objects of antiquity. In the event such items are discovered on the Property,

Permittee shall immediately notify UTRWD and protect the site and material from further disturbance until UTRWD authorizes any further activity.

24. **OTHER PERMITS REQUIRED.** This Permit is effective only insofar as the rights of UTRWD in the Permitted Property are concerned, and Permittee shall obtain such permission as may be required on account of any other existing rights. It is understood that the granting of this Permit does not eliminate the necessity of obtaining any other permit or license that may be required by federal, state, or local statute in connection with use of the Property, including, but not limited to, any permits or authorization from the United States Army Corps of Engineers to ensure compliance with the Clean Water Act.
25. **SANITATION.** Permittee shall take all necessary action to maintain the Property in a clean and sanitary manner, removing promptly and regularly trash and garbage from the said area.

SPECIAL CONDITIONS (*To be completed for each project*):

VIOLATIONS AND PENALTIES

Permittees will be held accountable to the conditions outlined herein. If a violation is identified, the UTRWD will issue a written warning notifying the grantee of the violation, outlining actions to correct the violation, and providing a resolution time frame. Depending on the non-compliance issue (e.g. is the issue an imminent health or safety concern), the time provided for resolution and the degree to which UTRWD may step in and proactively correct an issue may vary. Violators would be subject to a fee and, if the event/temporary use has not already ended, revocation of this Permit. UTRWD will follow up within the specified time frame to document resolution of the issue. If the Special Event/Temporary Use, and any associated facilities, are not removed within the authorized time limit in this Permit, UTRWD has the right to remove or halt the Special Event/Temporary Use.

Resolution time frames and fees are dependent on the harm that may occur to people, property, and resources if the violation were to continue. Violations that are hazardous, or potentially hazardous, generally have shorter resolution time frames and higher penalties than administrative violations. **Appendix F: Violations, Remedies and Fees Table** found in the Lake and Shoreline Management Plan outlines resolution time frames, remedies, and fees for various violations.

COMMENT DRAFT

Effective Date and Term

This Permit becomes effective on the date this Permit is signed by both parties (the "Effective Date") and will be valid for__after the date of this signature. This Permit will expire on_.

OCTOBER 16, 2025

Authorization

This Permit authorizes the activity described herein. If Permittee implements a Special Event/Temporary Use that differs from what is authorized in this Permit, the Permittee will be subject to penalties and fees described in this Permit, and potentially termination.

Signatures

The undersigned accepts and agrees to comply with all conditions contained in this Permit.

(Signature of Permittee)

(Date)

(Printed Name of Permittee)

(Date)

(Signature of Permittee)

(Date)

(Printed Name of Permittee)

(Date)

(Signature of UTRWD Representative)

(Date)

(Printed Name of UTRWD Representative)

(Date)

COMMENT DRAFT

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OCTOBER 16, 2025

COMMENT DRAFT
OCTOBER 16, 2025

Appendix C-7
Appeals Form

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COMMENT DRAFT
OCTOBER 16, 2025

COMMENT DRAFT

SHORELINE USE PERMIT APPEAL FORM

Lake Ralph Hall, Upper Trinity Regional Water District (OTRWD)

OCTOBER 16, 2025

All appeals must be submitted in writing within 15 days of receiving a notice of denial or revocation of an existing permit. Standard Conditions of the Shoreline Use Permit as found in Appendix C of the Lake & Shoreline Management Plan may not be appealed.

APPLICANT INFORMATION

Date of Appeal: _____

E-mail Address: _____

Date of Original Application: _____

Address: _____

Date of Notice of Denial: _____

City, State, Zip Code: _____

Name of Applicant: _____

Telephone: (_____) _____

TYPE OF APPEAL (check one or more as appropriate)

- ☐ Appeal of denial or special conditions on a shoreline use permit
- ☐ Appeal of revocation of permit

TYPE OF FACILITY (check one or more as appropriate)

Water-Based:

- ☐ Single-Owner Boat Dock
- ☐ Single-Owner Fishing Dock
- ☐ Community Boat Dock
- ☐ Community Fishing Dock
- ☐ Other/Exception (describe): _____

Land-Based:

- ☐ General Maintenance / Vegetation Modification (including clearing standing timber)
- ☐ Shoreline erosion protection/Armoring
- ☐ Access Path
- ☐ Other/Exception (describe): _____

COMMENT DRAFT

REASON FOR THE APPEAL

Please provide a description of why you believe the proposed use conforms to UTRWD standards, goals, and guidelines of the Lake & Shoreline Management Plan.

COMPLIANCE PLAN FOR REVOKED PERMITS *(if applicable)*

Please explain how the proposed project or use will be brought into compliance with UTRWD standards, goals, and guidelines of the Lake Ralph Hall Lake & Shoreline Management Plan.

COMMENT DRAFT

APPEAL FEE

See Fee Table. Appeal fee submitted to _____

Make check payable to:

Lake Ralph Hall
Upper Trinity Regional Water District
Attn: Lake Ralph Hall Permits
PO Box 100
Ladonia, Texas 75449

SIGNATURE

I certify that the information provided on this form and all attachments related to this project are true and accurate to the best of my knowledge.

(Signature of Appellant)

(Date)

(Printed Name of Appellant)

(Date)

(Signature of Appellant)

(Date)

(Printed Name of Appellant)

(Date)

COMMENT DRAFT OCTOBER 16, 2025



Appendix D DOCK CONSTRUCTABILITY STANDARDS

Appendix D
Dock Constructability Standards

Component	Minimum	Maximum
Location	Only considered in non-dock restricted areas close to the centermost part of the water frontage as practicable	N/A
Configuration	Constructed in a perpendicular or parallel design (gangway must be perpendicular to shoreline)	N/A
Spacing (between dock structures)	300 ft	N/A
Cross-Cove Separation	300 ft, with exception of 40 ft for fishing/patio docks in Tributary Protection Zone	N/A
Material	Composite or recycled plastic decking, galvanized metal, aluminum or galvalume	N/A
Main Dock Walkway (width)	3 feet	6 feet
Finger (width)	3 feet	6 feet
Access Ramp (gangway)	20 feet	60 feet
Dock (with boat slips)	10 feet (length)	120 feet in length (combined length of gangway and dock) and 1/3 of the total width of any cove
	200 SF	1,000 SF
Fishing Patio Dock	10 feet (length or width)	20 feet (length or width)
	200 SF	200 SF
Slip (width)	N/A	12 feet
Slip (length)	N/A	30 feet
Slip (quantity) per household	N/A	2
Slip (quantity) per community	N/A	20
Deck, Walkway, Gangway – Design Load (substructure)	30 ppsf	N/A
Wind Load (superstructure)	20 ppsf	N/A
Roof Load (superstructure)	10 ppsf	N/A
Roof Overhang	0 inches	24 inches
Deck Floatation (above water surface)	3 inches	N/A

SF = square feet

N/A = not applicable

ppsf = pounds per square foot

COMMENT DRAFT OCTOBER 16, 2025



Appendix E PERMIT FEE SCHEDULE

COMMENT DRAFT
OCTOBER 16, 2025

Permit Type	Activity/Facility	Application Fee (\$)	Annual Fee (\$)	Permit Renewal Fee	Additional Information
Residential - Individual	General Maintenance	\$25	\$0	N/A	Applicable only for a single action at a single time, approved by UTRWD See Table 5
	Access Path	\$500	2.5% of original construction cost or current FCAD appraised value, whichever is greater. Not to exceed initial permit application fee	\$100 renewal review fee every 5 years	See Table 7
	Dock	\$1,000		\$200 renewal review fee every 5 years	See Table 6
	Combination Dock and Access Path	\$1,250		\$250 renewal review fee every 5 years	See Table 6 and Table 7
Residential Boat Registration	All boats operating on Lake Ralph Hall must be registered with UTRWD	Daily use - \$5 Weekly use - \$35 Annual Use - \$100	\$100	Limited to timeframe specified in permit	Fannin County Residents offered 50% discount on non-commercial boat fees (not applicable to boats associated with private docks)
Letter of Permit Compliance	Verification Letter Issued by UTRWD that a specific Permit is in good standing, meets all current requirements and no fees or penalties are owed under the permit	Same as the Permit Renewal Fee	N/A	N/A	These letters are typically secured by a prospective seller to demonstrate that the existing permit is in good standing and eligible to be re-issued to a new owner. These letters are generally good for 90 days. If there are deficiencies or need of improvement, or monies owed, then these are detailed in the same manner as a Permit Renewal
Reinspection Fee	In the event an inspection is scheduled and the work or improvements do not meet minimum requirements of the permit for approval	\$50/ 1st reinspection \$100/ 2nd reinspection \$150/ 3rd and subsequent reinspection's	N/A	N/A	

COMMENT DRAFT
OCTOBER 16, 2025

Permit Type	Activity/Facility	Application Fee (\$)	Annual Fee (\$)	Permit Renewal Fee	Additional Information
HOA/MUD - Community*	General Maintenance	\$100	\$0	N/A	Applicable only for a single action at a single time, approved by UTRWD See Table 5
	Access Path	\$1,000	2.5% of original construction cost or current FCAD appraised value, whichever is greater.	\$200 renewal review fee every 5 years	See Table 7
	Dock	\$2,000	For HOA with multiple slips, add \$500/slip	\$400 renewal review fee every 5 years	See Table 6
	Combination Dock and Access Path	\$2,500		\$500 renewal review fee every 5 years	See Table 6 and Table 7
Commercial Use*	Commercial land use designated adjacent to Lake Commercial (see Appendix A)	\$1,000	Annual fees determined by negotiated fee schedule	Renewals determined by negotiated terms	Examples include marinas, hotels, shore based businesses such as paddle board rental, etc
Special Events/Temporary Use on UTRWD Public Facilities (excluding Lake Administration and Visitors Center)*	Short-term uses that do not involve the construction or installation of permanent facilities	\$500 plus \$100/500 anticipated attendees	Event fee is 8% of Gross Revenue or \$500, whichever is greater	Limited to timeframe specified in permit	Examples include fishing tournaments, boat parades, etc. Additional fees apply to secure the exclusive use of UTRWD Property
Commercial Boat Registration*	All boats operating on Lake Ralph Hall must be registered with UTRWD	Daily use - \$50 Weekly use - \$100 Annual Use - \$500	\$500	Limited to timeframe specified in permit	Commercial boats include fishing guide boats, cruisers, rental boats and any boat charging a fee
Letter of Permit Compliance	Verification Letter Issued by UTRWD that a specific Permit is in good standing, meets all current requirements and no fees or penalties are owed under the permit	Same as the Permit Renewal Fee	N/A	N/A	These letters are typically secured by a prospective seller to demonstrate that the existing permit is in good standing and eligible to be re-issued to a new owner. These letters are generally good for 90 days. If there are deficiencies or need of improvement, or monies owed, then these are detailed in the same manner as a Permit Renewal
Reinspection Fee	In the event an inspection is scheduled and the work or improvements do not meet minimum requirements of the permit for approval	\$50/ 1st reinspection \$100/ 2nd reinspection \$150/ 3rd and subsequent reinspection's	N/A	N/A	

* All commercial permittees required to provide proof of insurance at UTRWD minimum coverages naming UTRWD as additional insured

COMMENT DRAFT

OCTOBER 16, 2025



Appendix F

PERMIT VIOLATION, REMEDY, AND FEES TABLE

COMMENT DRAFT

OCTOBER 16, 2025

Violation	Violation Category	Remedy	Pre-Enforcement Courtesy Notice*	Resolution Timeframe (days) (within rolling 2-month period)			Fee (\$)* First Violation	Fee (\$)* Second Violation	Fee (\$)* Third Violation
				First Violation	Second Violation	Third Violation			
Unauthorized burning	Major	Immediately stop unauthorized burning, remove debris and restore area to pre-violation condition	No	1	1	1	\$500	\$1,000	\$2,000/ loss of lake access privileges until area restored and fees paid
Storage or placement of fuel, oil, treated landscape timbers, pesticides, or other hazardous materials on docks or UTRWD- owned property	Major	Remove hazardous materials from UTRWD-owned property	Yes	1	1	1	\$100	\$200	\$400/day
Unauthorized use of pesticides/fertilizers	Major	Stop unauthorized use of pesticides/fertilizers and report changes in water quality (e.g., algal blooms and/or dead fish) to UTRWD	No	1	1	1	\$500	\$1,000	\$2,000/ loss of lake access privileges
Unauthorized placement or storage of personal property on docks or UTRWD-owned property and/or water	Major	Remove personal property from UTRWD-owned property	Yes	3	1	1	\$100	\$200	\$400/day
Unauthorized use of private overwater facility (e.g., human habitation on boat dock, storing non-authorized vessels or watercraft at an approved boat dock, subletting boat dock)	Major	Stop unauthorized use and restore facility to post-violation conditions (e.g., remove evidence of human habitation from boat dock)	Yes	30	14	7	\$200	\$400	\$800/day loss of lake access privileges for 1 year

COMMENT DRAFT

OCTOBER 16, 2025

Violation	Violation Category	Remedy	Pre-Enforcement Courtesy Notice*	Resolution Timeframe (days) (within rolling 2-month period)			Fee (\$) * First Violation	Fee (\$) * Second Violation	Fee (\$) * Third Violation
				First Violation	Second Violation	Third Violation			
Unauthorized dock structure or dock modification	Major	Stop construction (if applicable) and restore or remove facility to pre-violation conditions	Yes	30	14	7	\$200	\$400	\$800/day
Unauthorized vegetation modification (e.g., removing vegetation outside of an authorized area, changing landform, planting unauthorized plants) – less than ½ acre	Major	Stop violation and restore to pre-violation conditions (e.g., replant with authorized native plant species)	No	30	14	7	\$500 Plus loss of lake access privileges until area restored and fees paid	\$1,000 Plus loss of lake access privileges until area restored and fees paid	\$2,000 Plus loss of lake access privileges until area restored and fees paid
Unauthorized vegetation modification (e.g., removing vegetation outside of an authorized area, changing landform, planting unauthorized plants) – ½ acre to 5 acres	Major	Stop violation and restore to pre-violation conditions (e.g., replant with authorized native plant species)	No	30	14	7	\$5,000/acre Plus loss of lake access privileges until area restored and fees paid	\$10,000/acre Plus loss of lake access privileges until area restored and fees paid	\$20,000/acre Plus loss of lake access privileges until area restored and fees paid
Unauthorized vegetation modification (e.g., removing vegetation outside of an authorized area, changing landform, planting unauthorized plants) – More than 5 acres	Major	Stop violation and restore to pre-violation conditions (e.g., replant with authorized native plant species)	No	30	14	7	\$10,000/acre Plus loss of lake access privileges until area restored and fees paid	\$20,000/acre Plus loss of lake access privileges until area restored and fees paid	\$40,000/acre Plus loss of lake access privileges until area restored and fees paid

COMMENT DRAFT

OCTOBER 10, 2025

Violation	Violation Category	Remedy	Pre-Enforcement Courtesy Notice*	Resolution Timeframe (days) (within rolling 2-month period)			Fee (\$)* First Violation	Fee (\$)* Second Violation	Fee (\$)* Third Violation
				First Violation	Second Violation	Third Violation			
								restored and fees paid	
Deviation from approved dock construction plans (e.g., construction materials, anchoring methods, etc.)	Major	Reconstruct dock to conform to approved construction plans	Yes	30	14	7	\$200	\$500	\$1,000/day
Unauthorized access path construction	Major	Stop construction and restore area to pre-violation conditions	Yes	30	14	7	\$200	\$500	\$1,000/day Plus loss of lake access privileges until area restored and fees paid
Emerging erosion issues (signs may include shoreline recession, increased water turbidity and discoloration in the surrounding area, bare soil, exposed plant roots, and unstable banks)	Major	Stop erosion producing activity and install erosion control devices and/or plant native vegetation	Yes	30	14	7	\$200	\$500	\$1,000/day Plus loss of lake access privileges until area restored and fees paid
Unauthorized use of a motorized vehicle	Major	Stop unauthorized use, restore area to pre-violation conditions	No	1	1	1	\$100	\$200	\$400 loss of lake access privileges for 1 year and until area restored and fees paid
Failure to delineate the UTRWD boundary line	Moderate	Delineate and mark the UTRWD boundary line using approved markers	Yes	30	14	7	\$100	\$200	\$400/day

COMMENT DRAFT

OCTOBER 10, 2025

Violation	Violation Category	Remedy	Pre-Enforcement Courtesy Notice*	Resolution Timeframe (days) (within rolling 2-month period)			Fee (\$)* First Violation	Fee (\$)* Second Violation	Fee (\$)* Third Violation
				First Violation	Second Violation	Third Violation			
Failure to restore area after completion of permitted activity or after damages	Moderate	Restore area to pre-construction conditions	Yes	30	14	7	\$100	\$200	\$400/day Plus loss of lake access privileges until area restored and fees paid
Failure to apply for Shoreline Use Permit for existing uses within 30 days from the date of ownership transfer	Moderate	Apply for a new Shoreline Use Permit	Yes	30	14	7	\$100	\$200	\$400/day Removal of un-permitted improvements
Failure to display Permit tags on authorized facilities	Minor	Display Permit tags according to Permit	Yes	30	14	7	\$50	\$100	\$200/day
Failure to pay Permit fees	Minor	Pay outstanding Permit fee	Yes	30	14	7	Termination of Permit	\$100	\$200/day Removal of un-permitted improvements
Failure to renew a Permit	Minor	Apply for a new Permit and pay associated application fees	Yes	30	14	7	Termination of Permit	\$100	\$200/day Removal of un-permitted improvements
Failure to complete construction within allowed time limit	Minor	Apply for new Permit and pay associated application fees	No	30	14	7	Termination of Permit	\$100	\$200/day Removal of un-permitted improvements