

Hide-A-Way Bay Property Owners, Inc - Welcome Packet -

Welcome!

Hide-A-Way Bay Property Owners, Inc. is a Smith County recognized unincorporated community. This means that our neighborhood is not governed by a local municipal corporation. Our neighborhood is governed by the Hide-A-Way Bay Property Owners' By-Laws. This also means that street repairs, common area maintenance etc., are paid for by your annual dues.

The Restrictions, Covenants and Conditions (RC&Cs) are found on the website:
<https://www.hideawaybaylakepalestine.com/>.

All POA members, owners and renters, must comply with the homeowners' association restrictions. These reasonable conditions are designed to protect property values, preserve the nature of the community, and make life more enjoyable for everyone. The association has the legal authority to enforce the restrictions. This is accomplished equitably and consistently.

The speed limit for the entire area is 25 miles per hour.

If you are going to make property improvements and/or additions over \$5,000, you need to submit plans to the Architecture Committee with a \$1,000 deposit (which may be refunded if there is no infrastructure damage).

The boat dock and trailer lot is for community members only. Remember to lock the gate. Please park your vehicles away from the dock toward the top of the hill, as there might be others that need to use the dock.

The community park and beach are available from sunrise to sunset for members. Guests must be accompanied by a member. All vehicles, including golf carts, must be left in the parking area and not driven into the park. Dogs love swimming and playing in the park too, so please bring poop bags. There are no trash cans at the park. Please remove your trash.

No soil or trees shall be removed for any commercial use. Cutting of trees shall be limited to the extent necessary for clearing the foundation site for construction; any additional cutting of trees with a trunk diameter greater than twelve (12) inches shall be done only upon written approval of the Architectural Committee, unless dead or diseased.

No motor vehicles, boats, trailers, recreational vehicles, commercial vehicles, machinery, appliances, equipment or tractors will be permitted, which are inoperable, dismantled, abandoned, or without proper registration and inspection stickers on a Lot within the Development unless stored inside a garage or shed and not visible from the street.

No sheds or portable buildings more than 200 square feet in size will be permitted unless approved by the Architectural Committee. All construction shall be new and no used structures shall be moved in.

The use of fireworks is prohibited between the hours of 11:00 PM to 7:00 AM, except on New Years Eve. No fireworks permitted in the park or boat yard and ramp areas.

All yards must be maintained in a well-kept and clean condition, as determined by the Board of Directors. No trash or debris is allowed on any Lot.

Blowing leaves and/or grass clippings into the street, a neighbor's lot or the lake is prohibited.

The use of any lot/property for Short-term leasing, (less than 6 months) is strictly prohibited.

The maintenance of driveways and culverts is the responsibility of the homeowner.

Yearly Maintenance Dues

The Yearly Maintenance Dues are Due August 1st of every year. Currently the dues are \$250 per lot per year.

Meetings

The Bi-Monthly Board Meetings are every other month on the first Tuesday. We also have our Annual General Meeting in May. Please refer to the Online Calendar.

Useful Information

Hide-A-Way Bay Website <https://www.hideawaybaylakepalestine.com/>

- You can find
 - POA Contact Information
 - Governing Documents (Bylaws and RC&Cs)
 - Architectural Control process
 - Calendar of Neighborhood events

Police and Fire

- Police and Fire Departments are shared stations in Noonday and Gresham. Because the Fire Department has no fire plug in this area, they must use tank trucks and response time may be slower. Please be very careful when burning and abide by seasonal burn bans.
 - Fire Department: Flint and Gresham Volunteer Fire Department 903.894.6283
 - Police Department: Smith County Sheriff's Office 903.566.6600
 - **In emergencies call 911**

Trash Pick-up

- Ecowaste Solutions (Live Oak Environmental / Piney Woods Sanitation) is the only approved company for trash collection. Contact: <https://liveoakenv.com/> or call 903.839.1800 to set up your account.
- Trash cans must be removed from the street right of way within 24 hours after pick-up. Although not required, it is preferable that these containers be stored out of view.

Park and Beach

The park and beach are available from sunrise to sunset for members. Guests must be accompanied by a member. All vehicles, including golf carts, must be left in the parking area and not driven into the park. Dogs love swimming and playing in the park too, so please bring poop bags to keep our park clean for everyone. There are no trash cans at the park. Please remove your trash.

Boat Ramp and Trailer Storage Area

A boat launch and trailer storage area is available at the south end of Bay Shore Drive. To request a gate key, send an email to the treasurer through the Hide-A-Way Bay POA website. A deposit of \$25.00 is required.

Pets

Smith County requires that pets be leashed. That mandate is not strictly enforced in our neighborhood. If your pet is not friendly, keep them leashed. Please carry bags to clean up after your pet.

The POA Board and Contacts

President, Michael Seal: SealHideawayBayPOA@gmail.com

Vice President, Tim Lark: timothy.lark@gmail.com

Secretary, Greg Herring: secretaryhideawaybay@gmail.com

Treasurer, Gordon Fredenberg: hideawaybaytreasurer@gmail.com

Board Member, Laura Page

Board Member, VACANT

Board Member, Mike Young

Newsletter Editor, Michael Seal: newsletterhideawaybay@gmail.com

Nextdoor App: Bay Shore-Lakeview

Website: <https://www.hideawaybaylakepalestine.com/>

Website Manager: admin@hideawaybaylakepalesitne.com

Useful Numbers

Utilities

- Southern Utilities – water 218 N Broadway Ave, Tyler, TX 75702 - 903.593.2588
- Oncor Electric 1300 S SE Loop 323, Tyler, TX 75701 - 888-313-6862
- Optimum Internet / Cable 4949 South Broadway Tyler, TX 75701 - 866.950.3278
- Satellite Dish: There are a number of providers for this area which can be researched on the internet.

Health Care Providers

- The two nearest health care providers are on Highway #155, across from Brookshires
 - UT Health 18118 FM 344 Flint, TX - 903.825.3292
 - Christus Health 20208 State Highway 155 Flint, TX - 903.825.6222

Veterinarians

- Kingdom Veterinary Clinic 15051 County Road 1103, Flint, TX - 903.630.7059
- Noonday Veterinary Center 15186 State HWY 155 South, Tyler TX - 903.939.9633

Pest Control

- Romex Pest Control 16855 Gresham Circle Suite D, Flint, TX - 903.560.9810
- Town & County Pest Control 1490 Frostwood Dr, Tyler, TX - 903.581.7212

Post Office

- Flint USPS 10668 FM 346, Flint, TX 75762 - 800.275.8777

Shopping

- Grocery
 - Brookshire's 20100 Hwy 155 S, Flint, TX - 903.825.7302
 - Walmart Neighborhood Market 5976 Old Jacksonville Hwy, Tyler, TX - 903.405.6213
 - Fresh 6991 Old Jacksonville Hwy, Tyler, TX - 903.747.3503
- Liquor
 - Fat Dog State Highway 155 Coffee City, TX - 903.876.5400
 - Kilo's Discount Beverage Store State Highway 155 Coffee City TX - 903.876.2693
- Hardware
 - Noonday Hardware 19671 State Hwy 155 Flint, TX - 903.825.7702
 - Home Depot 3901 Old Jacksonville Hwy, Tyler, TX 75701 - 903.581.8513
 - Lowes 5720 S Broadway Ave, Tyler, TX 75703 - 903.581.8500
- Malls
 - Broadway Square 4601 S Broadway Ave, Tyler, TX 75703
 - The Village at Cumberland Park 8926 S Broadway Ave, Tyler, TX 75703

Many of the standard retailers such as Target, Walmart, Hobby Lobby, Kohls, etc. as well as restaurants, appliance stores, office supplies, and banks are located on South Broadway in Tyler. Highway 323 also is an area for restaurants, furniture stores, auto services, discount stores such as Ollies.