COMAL COUNTY WATER RECREATIONAL DISTRICT NO. 1

THE ISLAND: RULES AND REGULATIONS

Purpose and Responsibility

Comal County Water Recreational District No. 1 is a Political Subdivision of the State of Texas, established by the State Legislature (S.B. No. 419; Effective August 21, 1937). The District has a duly elected Board of Directors that is the governing body. The Board employs a General Manager and gives the manager full authority in the management and operation of the District's affairs and rule enforcement. The following Rules and Regulations govern the 9.46 acres of District owned property, which includes Spring Island. These rules were established to comply with the Legislative Charter and protect the safety, access rights, environment, and enjoyment of District property and are strictly enforced.

Quick Reference

- Island hours: Open 6:00 a.m.-10:00 p.m
- Sign in upon entry is required.
- Property Owner Group Limit: 15 people total per legally platted property. Authorized Users may have up to 3 guests each, not to exceed the total group limit of 15.
- Tenant Group Limit: 5 people total. Each person listed on the lease can have up to 3 guests, not to exceed the group limit of 5.
- Property Owners and Authorized Users must remain with their guests at all times.
- The General Manager and security staff have full authority to enforce these rules and direct activity on District property.

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1. Prohibited Items, Activities, and Behavior

1.1 Items Not Allowed on District Property

- Glass containers or glass servingware of any kind.
- Bicycles, rollerblades, skateboards, scooters, golf carts, and motorized vehicles. District-approved contractor vehicles are the only exception.
- Dogs or other domesticated animals, except for the limited shoreline access described in Section 1.6.
- Metal detectors.
- Portable propane cookers, portable barbecue pits, hammocks, and pinatas.
- Cast nets and seine nets.
- Water balloons and golf balls.
- Fireworks, slingshots, bows and arrows, spear guns, or any other projectile-throwing device.
- Remote-controlled devices capable of exceeding 5 mph, including drones, motorized boats or toys, and motorized ice chests.
- Volume-drinking devices, including funnels, tubes, hoses, beer bongs, or any device that uses gravity or mechanical force to deliver alcohol. Glass violation: If a Property Owner, Authorized User, Tenant, or Guest brings glass onto District property, the associated property may lose privileges for the remainder of the day. The Property Owner may also be fined up to $200.

1.2 Conduct and Activities Not Allowed

- Refusing to follow verbal or posted instructions or refusing to cooperate with District staff or security.
- Disrespectful behavior toward any District staff member or employee may result in a loss of privileges for the remainder of the day and is at the sole discretion of the General Manager. Repeated occurrences may result in further action determined by the Board of Directors.
- Fighting or threats to engage in fighting, physical aggression, physical assault, verbal abuse or threats, harassment, sexual misconduct, lewd behavior, or inappropriate interaction with users or staff will result in immediate loss of privileges for the entire property.
- Diving or jumping from bridges or other unsafe conduct.
- Profanity, foul language, or inappropriate language. One warning will be given. A second violation on the same day may result in further action by the District.
- Littering or leaving trash, bottles, cans, or other items on the Island or in Comal Springs.
- Alcohol consumption by minors.
- Climbing or jumping from trees.
- Attaching hammocks, swings, ropes, balloons or banners to trees.
- Nudity, regardless of age.
- Unsolicited photography or video
- Intoxication or substance use
- Drinking games or contests of any kind involving alcohol.
- Unauthorized access to any kayak, paddle board, or canoe.

1.3 Environmental Protection

District property is environmentally sensitive and contains four endangered species. Do not remove or disturb soil, rocks, snails, plants, or other vegetation.

1.4 Noise

- Music played from amplified devices such as stereos, boom boxes, or speakers is prohibited on District property.
- City of New Braunfels noise ordinances apply to properties adjoining the District property.

1.5 Swim Area Restrictions

The Swim Area is defined as the water on the Edgewater side of the Island, from the Mulberry Street pedestrian bridge to the downstream end of the Island. The following are not allowed:

- Fishing.
- Boats, kayaks, paddleboards, or any other watercraft.
- Handheld underwater propulsion devices.
- Scuba diving, unless approved by the General Manager.

1.6 Dogs and Shoreline Access

- Dogs are not allowed on the Island, in the Swim Area, or on the District-owned 15-foot shoreline strip except as specifically allowed below.
- A Property Owner or the Owner's Authorized User may walk their dog on the concrete portion of the 15-foot shoreline strip on the Edgewater side between the Island entrance bridges. The dog may not enter the water. Dogs must remain on a leash at all times.

1.7 Family-Friendly Swimwear

- Revealing or excessively minimal swimwear is prohibited, including but not limited to, “cheeky” swimsuits, thongs, and Speedos.
- The General Manager has final authority to determine whether swimwear complies with this policy. Property Owners, Tenants, Authorized Users and their guests are responsible for ensuring that everyone in their group complies with these requirements.
- Individuals wearing swimwear that does not meet District standards will be required to wear an appropriate cover-up for the remainder of their visit to the Island. Anyone who refuses to comply will be required to leave the premises immediately and may result in suspension of access privileges.

1.8 No Smoking or Tobacco

District property is smoke-free and tobacco-free. Smoking, tobacco products, and vaping devices are prohibited on District property and within 50 feet of it. This restriction does not apply to Property Owners or their Guests while on the Owner's private property.

1.9 Fishing and Boating

- Texas Parks and Wildlife fishing and boating regulations apply within District boundaries.
- Cast nets and seine nets are prohibited.

1.10 Commercial Use of District Owned Property

- Use of the Island for any commercial purpose is prohibited.

- Photos or videos of District property may not be used commercially without advance written approval. Commercial use includes portfolios, stock images, advertising, brochures, product literature, fashion shoots, websites, social media, and promotion of a product, company, or brand.
- Approved commercial photographers must have appropriate credentials and be accompanied by District staff at all times.
- The commercial photography fee is $2,500 per day. Violations may result in District fines up to $5,000 and criminal-trespass prosecution under Texas Penal Code Section 30.05.
- Photos or videos may not be used to misrepresent access to or use of District property. A person or business may be liable for misrepresenting District recreational privileges.

2. Enforcement

- All rules will be strictly enforced.
- A violation may result in immediate dismissal from District property and suspension or loss of privileges.
- The District may fine a violator up to $200, in addition to penalties available under Texas law.
- Commercial photography violations are subject to the separate fine described in Section 1.10.
- The District may restrict access for a property when its Owner, Authorized User, Tenant, or Guest violates these rules.
- The General Manager and security staff may enforce these rules and manage activities not specifically addressed here when necessary for safety, security, sanitation, or compliance with the District's Legislative Charter.

3. Authorized Users and Island Access

3.1 Eligibility Based on Property Ownership

- A single owner of a legally platted property within the District receives recreational privileges only after proper registration and payment of all District assessments.
- The District uses Comal Appraisal District (CAD) records to confirm ownership and legal property descriptions.
- Privileges are not granted for a tract, lot, or subdivision smaller than the legally platted lot. A legally platted lot must be properly recorded; a lot subdivided after January 1, 2020 must also have City of New Braunfels approval.

3.2 Multiple-Party and Entity Ownership

- For these rules, a multifamily property exists only when multiple-family ownership results from inheritance.
- Multiple-family ownership created by purchase, collaboration, consolidation, or another arrangement does not qualify. Only one family receives privileges, and the Extenuating Circumstance Rule is unavailable.
- Ownership by multiple parties or an entity, including an LLC, family trust, or partnership, does not give privileges to every member.
- When more than one family owns a property, the District designates one primary family. That family is responsible for all District correspondence.

- Inherited multifamily properties have one year from the inheritance event to comply with these requirements.
- Guest limits remain subject to Section 5.1.

3.3 Registering Authorized Users

- The Property Owner must register Authorized Users with the District Secretary by completing the Property Owner Affidavit.
- Eligible Authorized Users are the Property Owner and the Owner's immediate family: children, grandchildren, great-grandchildren, and their spouses.
- The following are not eligible Authorized Users based on their relationship to the Owner: grandparents, parents, siblings, aunts, uncles, nieces, nephews, cousins, friends, nannies, babysitters, and ex-spouses.
- It is the responsibility of the Property Owner to notify the district of any changes in ownership of the property, as well as changes in authorized users or tenants.
- The Property Owner must submit the correct Affidavit Form for each user's relationship to the Owner or Tenant. Only one Affidavit will be on file per property. Forms are available at www.ccwrd1.com.
- Access Privileges belong only to the Property Owner and the Owner's Authorized Users, or to a Tenant and the Tenant's Authorized Users when privileges have been transferred to the Tenant.
- All paperwork and documents may take up to 10 days to process.

3.4 Entering the Island

- Hours are 6:00 a.m.-10:00 p.m.
- All Authorized Users and Tenants are required to sign in themselves and/or their guests on the sign-in sheet at the guard station upon entry onto the property. Sign-ins must be legible and complete. Do not use abbreviations or symbols.
- An Authorized User must be at least 12 years old to sign in or bring guests.
- The District reserves the right, if needed, to require photo identification for sign in.

4. Property Owner Privileges and Group Limits

4.1 Property Owners and Authorized Users

- A Property Owner may have no more than 15 people total on the Island at one time per legally platted property. The total includes the Owner, children, grandchildren, all Authorized Users, and Guests.
- A single Authorized User of the property may bring up to 3 Guests, but the property-wide total may never exceed 15.
- Signing in strangers or persons not initially in your group who are intending to circumvent legitimate access is prohibited.
- A person connected to more than one property may not sign in under multiple property addresses at the same time.
- Children under the age of 12 may not sign in by themselves.
- The Property Owner or Authorized User must remain with their Guests at all times.

4.2 Extenuating Circumstances

- If an extenuating circumstance prevents an Owner or Authorized User from remaining with guests, the Owner may request an exception from the General Manager at least one week in advance.
- Requests must be made to the General Manager by email or by text using the District's current published email address and/or phone number listed on the District’s website.
- Requests received with less than one week's notice will not be considered.
- The request must in include the property address, name of the person making the request, date(s) and list of names of guests who will be accessing The Island.
- This exception is not available to Tenants.
- A property may receive this exception no more than twice per calendar year, and each request may cover no more than 3 days. The twice-per-year limit does not apply to inherited multifamily ownership requests.
- It is the Property Owner’s responsibility to ensure their guests understand and comply with the Rules and Regulations of The Island. Guest’s failure to comply with Rules and Regulations may result in a suspension of the use of the Extenuating Circumstance Rule for the property for a period of one year.

4.3 Garage Apartments and Guest Houses

The District recognizes only one family per legally platted property for recreational privileges, as reflected in CAD records. Separate privileges are not granted to tenants of a garage apartment or guest house.

5. Rental Properties and Transfer to Tenants

5.1 Transfer of Privileges

- When an Owner transfers privileges to a Tenant, the Owner may not access District property, submit a Party Planner, or lease a canoe/kayak rack slot for that property for the duration of the transfer.
- For property with a habitable structure, privileges may be transferred only to the Tenant who lives in that structure.
- A vacant lot has no habitable structure or encroachment and must be a legally platted property with a CAD tax ID. It may not be smaller than the recorded legally platted lot.
- An encroachment agreement affecting a vacant lot must receive written Board approval before privileges may be granted.
- Only one transfer of privileges is allowed in any 12-month period. Privileges apply only to the initial lease term and may be terminated for Tenants or Tenant’s guest’s failure to comply with Rules and Regulations.
- The Property Owner must notify the District Secretary of any extension or renewal before the current lease expires. Otherwise, Tenant privileges end with the original lease term.

5.2 Tenant Privileges

- A Tenant may have no more than 5 people total on the Island at one time. The total includes the Tenant, those listed on the lease, minor children, and guests.
- A Tenant's child who is age 12 or older, lives with the Tenant, and is listed on the lease may bring up to 3 guests, but the property-wide total may never exceed 5.

- Privileges do not extend to a Tenant's adult children that are not listed on the lease.
- The Tenant must remain with guests at all times.

5.3 Rental Approval Checklist

Before Tenant privileges will be approved, the Property Owner must submit the following:

- A completed District Rental Property Information Form.
- A signed Landlord-Tenant lease showing the specific lease term.
- A list of immediate family members living at the property and copies of state-issued photo identification when age-appropriate.
- For a vacant lot lease: only the Tenant's minor children who live with the Tenant may be Authorized Users, and the lease must be at least 12 months.
- A $100 administrative fee payable by check to CCWRD1.
- District Waiver/Release of Indemnity forms signed by both Owner and Tenant.
- Privileges are not granted until every step is complete and the District confirms approval. All submitted paperwork and documents may take up to 10 days to process.
- All forms can be found and submitted at www.CCWRD1.com

6. Parties and Groups

6.1 When a Party Planner Is Required

- The facilities are primarily for individual property-owning families and their Guests. When it will not interfere with that use, only the Property Owner may request a Party Planner to exceed the normal 15-person limit.
- Party Planners are available for events held March 1-September 30. They are not accepted October-February.
- Only one Party Planner privilege may be active per legally platted property at a time.
- A Party Planner may not be used to give a third party or the general public access to District facilities.
- A Party Planner is required for any group larger than 15, and the maximum party size is 40.
- Church, civic, or business guests may attend only for a social function identified as such on the application.
- Privilege stacking is prohibited. Owners may not coordinate separate groups of 15 or fewer to avoid the Party Planner system.
- Party Planners are available only to Property Owners, not Tenants.

6.2 Application and Approval

- Submit the Party Planner form at least 7 days before the event and confirm calendar availability with security or the General Manager.
- Only the Property Owner may submit the request.
- Forms may be obtained from security or the District's website and submitted using the current instructions on the form.
- Provide a complete guest list at least 5 days before the event. Only listed guests may enter. No day-of substitutions or changes are allowed.

- All party guests must enter and check in at the Booneville entrance only.
- A nonrefundable $150 fee must be paid by a check from the Property Owner, payable to CCWRD1. Checks from anyone else are not accepted.
- The request is not considered until the General Manager or the Secretary receives both the form and fee.
- The General Manager will notify the Owner whether the event is approved.
- Only one party may be approved on the Island per day.
- All forms and supporting documents may take up to 7 days to process; It is the Property Owner’s responsibility to submit requests early enough to meet every advance deadline.

6.3 Party-Day Rules

- The Owner may reserve up to 2 picnic tables on the event day.
- The Owner must remain with party guests at all times. There is no exception.
- The Owner may not end the party and leave guests behind unless those individuals are Authorized Users and their own permitted guests.
- It is Property Owner’s responsibility to educate party guests on the basic rules of the Island in advance. The Property Owner is responsible for the behavior of their guests.
- Party Planners should not be used as an avenue for the general public’s use of the facilities.
- Party Planners are not approved on a holiday, holiday weekend, or the business day immediately before a holiday weekend.

7. Holiday Rules

7.1 Holiday Weekends

- Holiday weekends are Mother’s Day, Father’s Day, Easter, Memorial Day, July 4th, and Labor Day weekends.
- Normal group limits still apply: 15 total for a Property Owner and 5 total for a Tenant.

7.2 Table Reservations

- A Property Owner may save one table on any day, including holidays, beginning no earlier than 6:00 a.m.
- Securely tape a paper showing the Property Owner's name and time of reservation to the selected table. The table will be available for use by other users until the time reserved.
- Tenants may not save a table on holidays or at any other time.

7.3 Portable Canopies

- One portable canopy is allowed per property on holidays and may not exceed 10 feet by 10 feet.
- Do not place canopies in walkways or foot-traffic lanes. Final placement is subject to the General Manager's discretion.

8. Canoe and Kayak Rack

8.1 Who May Lease a Slot

- Only a Property Owner with active recreational privileges may lease a rack slot.

- A Tenant may not lease a rack slot.
- If an Owner transfers recreational privileges to a Tenant, the Owner may not lease a slot during the lease period and any existing rack lease automatically ends.
- When a slot becomes available, the Owner must sign the District lease form and pay the Board-established fee.
- Slot requests may be submitted at www.CCWRD1.com

8.2 Rack and Equipment Rules

- Mark each canoe or kayak with the Property Owner's name and assigned slot number.
- Equipment stored in the slot must be owned by the Property Owner or an Authorized User.
- Do not sublease, lend, share, or allow anyone other than the Owner or an Authorized User to use the slot. A violation may cause immediate termination of the rack lease.
- A slot left vacant for 2 months may be terminated for nonuse and offered to the next Owner on the waiting list.
- Store canoes upside down and kayaks on their sides.
- The District is not responsible for lost or stolen kayaks, paddleboards, or canoes stored or left on District property.

Effective Date

The rules became effective October 20, 2026 and remain in effect until further notice. District contact information and current forms can be found at: www.ccwrd1.com