



Dock & Boat Ramp



Marina



THE LANDING COMMUNITY HOA

The Landing Homeowners Association (HOA) is governed by a Board of Directors comprised of 5 homeowners elected by the residents of the Landing community. Scheduled Board meetings are held at the clubhouse every first Monday of each month at 7:00 P.M. This meeting is open to all residents and all are encouraged to attend.

The Landing HOA has an on-site property manager two days per week. The office is located in the clubhouse at 9400 Mountain Lake.

Parking: The Landing has multiple areas designated for “overflow” parking. These areas are adjacent to the lake, pool/clubhouse, tennis courts, common area and are intended as “temporary parking” only. No permanent parking is permitted in these areas. If you own multiple vehicles, please park them in your garage, in your drive or store them away from The Landing. No parking or storing of boats, trailers (of any kind) or RVs is allowed.

The Landing HOA would appreciate your cooperation in abiding by the Fort Worth codes and Landing rules regarding storing your trash containers out of view from the public street.

Please go to our website www.thelandinghoa.org for more information regarding our community.



The Landing HOA
9400 Mountain Lake
Ft. Worth, TX 76179
817-236-8383
817-688-3536
landinghoa@att.net
www.thelandinghoa.org

Office Hours:
8:30 A.M. - 5:00 P.M.
Monday & Wednesday



The Landing...it's a way of life!

Discover this beautiful and peaceful lakeside community. A very unique neighborhood where residents enjoy verdant parks, tranquil waters and exquisite amenities. Located just 14 miles northwest of downtown Ft. Worth and situated north of loop 820 and parallel to the 35W corridor make it convenient to the metroplex. A place where lake living comes to life is this community of 120+ families whose homes are nestled on the banks of Eagle Mountain Lake.

Imagine . . .

sunsets as you unwind after work
weekends full of play

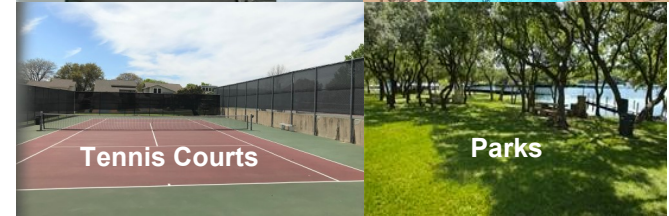
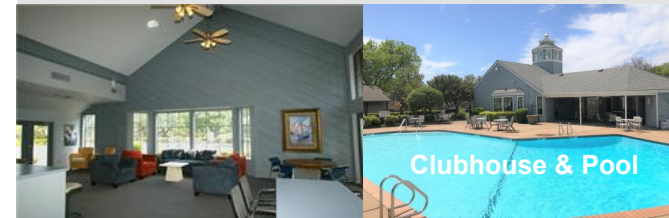
(whether it be boating, fishing, picnicking, parties,
swimming, biking, walking, waterskiing or tennis)

well-manicured parks and common grounds
friendly neighbors

privacy

And

living in a community that's in total harmony with its surroundings.



Parks

The Landing HOA amenities are for the exclusive use of residents, members of their families and invited/accompanied guests ONLY.

CLUBHOUSE:

1. Reservations for private parties or other social functions should be made a minimum of one week in advance with The Landing manager.
2. **The swimming pool may not be reserved for private parties, nor taken over by a private party.** However, attendees to a private party can use the pool. As a guideline, no more than 10 people at a time connected with a private party should be in the pool area.
3. The sponsor of a private party is responsible for post-function clean up of the clubhouse and trash removal. **ADULT SUPERVISION** is required at all parties.
4. A \$200.00 deposit is required, in advance, for reserving the clubhouse. The deposit will be fully refunded if there is no damage and the sponsor cleans up and restores the clubhouse to a condition substantially the same as before the party. If there is damage, a portion of the deposit will be kept depending on the cost of repair. If the damage is more than the deposit, you will be charged the additional amount. If the lights or air-conditioning/heater are left on there will be a \$35.00 charge.

PICNIC AREAS:

1. Use of the picnic areas are limited to members and their guests. A sponsoring member must accompany guests.
2. Reservations for private parties must be made at least a week in advance with The Landing manager.
3. Those using the picnic area are responsible for cleaning up and trash removal.
4. Those using the picnic area should be considerate of nearby residents. Vehicles are not permitted to be parked in such a manner that they might block residents' driveways, mailboxes and access to the boat launch.
5. The picnic area is closed at 10:00 P.M. No camping allowed in parks or common areas.
6. Vehicles are not permitted in the park area or on any common area due to potential damage to the irrigation system.
7. Camping is not allowed in the parks/ common ground area.

SWIMMING POOL:

NO LIFEGUARD IS ON DUTY: USE OF THE POOL CONSTITUTES ACKNOWLEDGEMENT OF THIS CONDITION.

1. Use of the pool is limited to members and their guests. Except for short periods, a sponsoring member must accompany guest.
2. Residents are to use their security key for admittance to the pool area. Except when entering or leaving the pool area, the gate MUST remained locked. **Do not prop the gate open** or the city can close us down.
3. Each household is limited to four non-family members on weekends and holidays. There is no limit on number of guests during the week as long as the pool is not crowded. Residents are expected to use good judgement concerning the number of guests that they invite to the pool.
4. Non-toilet trained children must wear plastic swim diapers in the pool. No diapers are permitted in the pool.
5. **An adult must supervise all children under 14 years of age at all times.** No one under 21 years of age is permitted in the pool area after 10:00 p.m. until sunrise, unless accompanied by a resident parent or guardian. **We strongly recommend 14 years and older using a buddy system when swimming at our pool.**
6. Tarrant County Board of Health dictates that animals are not permitted in the pool area.
7. Running, rough play or unreasonable noises in the pool area or pool are prohibited.
8. Cutoffs are not permitted in the pool.
9. The pool area is "NON-SMOKING".
10. Glass, gum, small toys (3" or smaller) are not permitted in the pool or pool area.
11. The pool is not available for private parties.
12. Umbrellas must be closed after individual use.

TENNIS COURTS:

1. Use of the tennis courts is limited to members and their guests. A sponsoring member must accompany guests.
2. Singles tennis games should be limited to one hour and doubles games should be limited to one and a half-hours (applies when others are waiting to play).
3. Normal tennis etiquette should be observed.
4. Sign up sheets will be available, if the need ever arises.
5. Skate boards, skates, rollerblades and other "sports vehicles" are not permitted on the tennis courts.

BOAT DOCKS AND BOAT SLIPS:

1. Use of the boat ramp facilities is limited to residents and accompanied guests.
2. **NO TRAILER PARKING ALLOWED IN BOAT LAUNCH AREA.** Boat trailers can be parked on the street across from the clubhouse while boats are in use so that they will not block access to anyone's property.
3. Residents should use their security key for admittance to the boat ramp. The padlock should be secured upon launching and after removing your boat from the water.
4. The day dock located by the boat launch is for short-term boat use. **AT NO TIME SHOULD A BOAT BE MOORED ALL DAY OR OVER NIGHT.**
5. An adult must supervise all children under 14 years of age on the docks.

NO RUNNING OR DIVING OFF THE DOCKS.

PET CONTROL:

1. Please **pick up after your dog.** For your convenience, we have **3 dog waste stations** around the neighborhood.
2. Please **keep your dog on a leash.** Fort Worth has a leash law and if your dog is off your property, it needs to be on a leash, including common areas and parks. Be considerate where you exercise your dog.
3. Please **keep your cat at home.**
4. Dog owners are expected to prevent their pets from unreasonably loud or long barking.
5. All dogs and cats over three months of age must be immunized according to the regulations of Tarrant County, TX.

NOTE: Users of the amenities are expected, at all times, to use reasonable judgment and exercise consideration and thoughtfulness for other users and residents living near the amenities. Accompanied Guest: Have guests meet the resident at their home before moving about The Landing. This prevents someone who doesn't live here from wandering about. No amenities can be reserved on major holidays.