

EXHIBIT A • BCB MARINA GROUP RULES AND REGULATIONS

Grandpappy Point • Little Mineral • Mill Creek

Revision 1.0 • Effective September 15, 2026 • These Rules are Exhibit A to, and form part of, every BCB Marina Group agreement. One document covers every product at every marina. Part I applies to everyone; every other Part applies only to the product it names. A rule in a Part that does not apply to your agreement is not enforceable against you.

Which Parts apply to you

Wet Slip License Agreement — Parts I, II, VI • Mobile Home Lot Lease Agreement — Parts I, III, VI • Dry Storage License Agreement — Parts I, IV, VI • Trailer Yard Storage License — Parts I, IV, VI • RV Storage License — Parts I, IV, VI • RV and Campsite License Agreement — Parts I, V, VI • Boat Ramp Annual Pass Agreement — Parts I, VI • Commodore Dry Storage License — Parts I, IV

The Parts that apply are written on the attachment line of your agreement. The Commodore Marine LP storage area on Harbor Road is privately owned land; Parts I and IV apply there under the Commodore Dry Storage License, and references to the Federal Lease and the Corps do not apply to it.

Part I — General

Applies to every agreement, at every property

1. Application and enforcement

- 1.1 These Rules apply to the customer named in the agreement and to that person's family, guests, agents, employees, and invitees. The customer is responsible for their conduct and for any damage they cause.
- 1.2 Marina staff may direct any person to correct a violation. A deficiency identified in writing must be corrected within the time stated; an uncorrected deficiency is a default under the agreement.
- 1.3 The Marina may correct a condition that creates a hazard or interferes with operations, at the customer's expense. Forbearance in any instance is not a waiver of the Marina's right to enforce in that or any other instance.

2. Revisions

- 2.1 The revision in force is the one bearing the latest effective date on or before the date in question. A new revision takes effect thirty (30) days after it is posted at the Marina office and sent to the customer's email address of record, or on a later date stated in it.
- 2.2 Where a directive of the Corps requires a change, that change is effective as the directive requires, without the thirty-day period.
- 2.3 No revision may increase a fee, change a term, alter any other provision of an agreement, or reduce a requirement imposed by the Federal Lease. Where these Rules conflict with an agreement, the agreement controls.

3. Federal land

- 3.1 The Marina Property is leased from the United States acting through the Department of the Army, Corps of Engineers. Title 36, Part 327 of the Code of Federal Regulations applies and is enforceable by federal officers independently of these Rules. Any directive of the Corps controls over these Rules.
- 3.2 Customers shall comply with Part 327, with all other applicable federal law and regulation, and with all applicable laws, ordinances, and regulations of the state, county, and municipality.
- 3.3 The Corps may require closure of any or all of the Marina Property during any period for which insurance required of the Marina or of customers is not in force.
- 3.4 No person may be discriminated against because of race, color, age, sex, handicap, national origin, or religion in the conduct of any operations on the Marina Property, and the Americans with Disabilities Act shall be complied with.
- 3.5 No timber may be cut, no mining conducted, and no sand, gravel, or kindred substance removed from the Marina Property. Commit no waste and do not substantially change the contour or condition of the property.

4. Access, credentials, and gates

- 4.1 Office hours, gate hours, and storage area hours are posted at each location and may change seasonally. After-hours access to a storage area requires prior arrangement with the office.
- 4.2 Access credentials and gate codes are issued to the customer, are personal, and may not be shared, loaned, or duplicated. Report a lost or stolen credential immediately.
- 4.3 Shut and lock gates behind you.

5. Vehicles, speed, and parking

- 5.1 The speed limit is 15 mph on all interior roads and in all storage areas. Drive slowly and use caution throughout — pedestrians and children are present.
- 5.2 Park only in designated parking or on your own site, lot, or space. Travel lanes must stay clear at all times for access and emergency vehicles. Parking or staging in front of another customer's space is prohibited except while actively moving property in or out.
- 5.3 The Marina may tow or remove a vehicle, trailer, or item obstructing access, at the owner's expense.

6. Conduct

- 6.1 Quiet hours are 10:00 p.m. to 7:00 a.m. throughout the Marina Property.
- 6.2 No activity constituting a nuisance may be conducted on the Marina Property.
- 6.3 Fireworks, the discharge of firearms, and hunting are prohibited under Part 327.

7. Pets

- 7.1 Pets must be leashed at all times outside a vessel, unit, or home, and attended at all times. Pets may not be left unattended outside. Owners shall pick up after them, on the docks and on the grounds.
- 7.2 Pets that are aggressive or persistently noisy must leave the property on request. Pets are not permitted in restrooms, showers, or pool areas.

8. Water safety

- 8.1 There are no designated swimming areas on the Marina Property and there are no lifeguards. Swimming, wading, and entering the water are at your own risk. Children under 13 must be accompanied by an adult at the water's edge.
- 8.2 Lake Texoma is a flood control lake. The Corps may raise or lower the lake at any time and portions of the property may be inundated or access restricted with little notice.

9. Refuse, environment, and spills

- 9.1 Refuse goes in the receptacles provided. Never oil, filters, batteries, antifreeze, paint, or solvents. Tree limbs, leaves, steel, brick, appliances, and similar items are scheduled through the office for removal. The Marina provides no trash service in the storage areas.

- 9.2 Customers shall protect the Marina Property and the lake against pollution of air, ground, and water, and shall comply promptly with any law, regulation, condition, or instruction issued by the Environmental Protection Agency or any federal, state, interstate, or local agency having jurisdiction to abate or prevent pollution.
- 9.3 Any spill, discharge, sheen, or leaking fluid shall be reported to the office immediately and corrected at once. The customer is liable for all cleanup costs, damages, and civil or criminal penalties arising from a spill or discharge they caused.
- 9.4 Written approval is required before applying any pesticide or herbicide anywhere on the Marina Property. Any product used must be registered with the Environmental Protection Agency and applied strictly according to its label.

10. Fire and hot work

- 10.1 No smoking, open flame, or heat-producing work in any storage area.
- 10.2 Hot work — welding, cutting, grinding, or open flame — requires the Marina's written approval before it begins, anywhere on the Marina Property. Combustible material within thirty-five feet (35') must be removed or shielded, a serviceable fire extinguisher must be at hand, and a person assigned to watch for fire must remain in the area during the work and for thirty (30) minutes after it ends. No hot work is permitted at or near a fuel dock, during fuel transfer, or where flammable vapors may be present.
- 10.3 Fueling is permitted only at the fuel dock. No portable fuel container may be filled aboard a vessel. Fuel and propane may be present in a storage area only in the permanently installed, closed tanks of the stored property, and no fuel transfer may take place in a storage area.

11. Contractors

- 11.1 Every outside contractor must register at the Marina office before any work starts and provide a certificate of insurance naming the Marina as additional insured, and, where the work is on a lot or improvement, workers' compensation coverage.

Part II — Wet slips and docks

Applies to the Wet Slip License Agreement

12. Conduct on the docks

- 12.1 Swimming, diving, and jumping from docks, walkways, gangways, and covered structures is prohibited. Electric-shock drowning, underwater structures, and boat traffic make the water around the docks dangerous.
- 12.2 Running, bicycles, scooters, and motorized personal transport are not permitted on the docks, except that golf carts may be operated on docks the Marina designates for golf cart access. Where a dock is so designated, carts travel at walking speed, yield to pedestrians, and are not left standing on a walkway or finger.
- 12.3 Walkways and finger piers shall be kept clear and accessible — maintain at least four feet (4') of clear walkway. Ropes and hoses shall be coiled. Personal property is stored aboard the vessel, not on the dock, and nothing may be stored on a finger or overhead unless secured. Nothing may be placed on a floating dock, finger, or backwalk that exceeds the Marina's posted load limit, and the Marina may require removal of any item it determines detracts from the appearance of the Marina.
- 12.4 No fuel container, chemical, oil, paint, varnish, solvent, propane cylinder, or battery may be stored on any dock, walkway, or finger. Items stored in violation are subject to removal.

- 12.5 No nail, screw, bracket, hook, or other fastener may be driven into or attached to any dock board, piling, post, or structure without Marina approval.
- 12.6 Fish cleaning is permitted only at the stations provided. Fish waste may not be discarded into the water or dock receptacles.
- 12.7 Grey water must be contained and may not be discharged into the lake. The Corps fines docks discharging grey water.

13. Vessel operation and mooring

- 13.1 Idle speed and no wake within the harbor and inside the breakwater at all times.
- 13.2 Vessels shall be moored as the Marina directs, secured with lines and fenders adequate for conditions. Covers, canvas, and biminis shall be secured or removed when the vessel is unattended.
- 13.3 Engines may not be run for extended periods while moored except for normal starting and departure.
- 13.4 Notify the office in writing before an extended absence, stating the expected period away and a contact who can act on the licensee's behalf.
- 13.5 Marine sanitation devices shall be sealed against discharge at all times; pump-out service is provided.
- 13.6 There shall be no unreasonable interference with navigation. Lights and signals prescribed by the Coast Guard or the Corps shall be installed and maintained at the licensee's expense.

14. Utilities and electrical

- 14.1 Shore power cords shall be marine-rated, weather-sound, and sized to the receptacle. Spliced, taped, or adapter- or pigtail-connected cords are prohibited. A shore power cord may power a boat and nothing else.
- 14.2 Household extension cords and power strips are not a permanent power source. Power strips and electrical splitters are prohibited on the docks; an extension cord may be used only while the licensee is present at the dock. Refrigerators must be plugged directly into a GFCI-protected receptacle.
- 14.3 All receptacles must be GFCI-protected, with weatherproof covers in place. A faulty GFCI, missing cover, broken conduit, missing breaker cover, open knockout, exposed light socket, or broken fan must be repaired — report it to the office.
- 14.4 No electrical connection may be made or maintained near the water, including lights along the lower slip fingers. Cords and light strings may not make direct contact with dock steel — coil cords on a non-conductive reel and zip-tie lights; never wrap cords or lighting around dock poles or structure.
- 14.5 Breaker panels and electrical boxes may not be padlocked — they must be accessible in an emergency. A clear working space of at least thirty-six inches (36") must be maintained in front of every panel and electrical box. Nothing may be stored, secured, or placed within that space.
- 14.6 Changes to dock electrical service are performed by the Marina only. Electrical installations must comply with NFPA 70, NFPA 303, and the National Electrical Safety Code, and the Marina may disconnect any connection it considers unsafe.
- 14.7 Electric service is separately metered and billed at actual usage, subject to the published monthly minimum. Water service to the docks is shut off and drained during the winter months. Disconnect and drain hoses before the shutoff, and do not leave a hose running or connected unattended. No pump, hose, or other equipment that draws or has drawn lake water may be connected to any Marina water outlet at any time; a connection between lake water and the Marina's water system can contaminate the supply to the whole property and is prohibited.

15. Work on vessels, improvements, and enclosed structures

- 15.1** A licensee may perform routine maintenance and minor repair aboard the vessel as the Agreement permits. The Agreement lists the work that requires the Marina's written approval before it begins.
- 15.2** Hull cleaning, sanding, painting, and bottom work may not be performed in the water.
- 15.3** All dock, slip, and enclosure improvements require Marina approval before work starts, and any change or addition must be approved by the Marina manager. Improvements built without approval are subject to removal. Plans for structures are submitted to the Corps for approval.
- 15.4** Enclosure buildouts: no toilets, showers, sinks, washing machines, or wastewater holding tanks — incinerating toilets only, with roof vent, and any roof penetration is made by the Marina. No electric instantaneous water heaters; standard water heaters only. Nothing may be built onto the backwalk or slip fingers — clearance must be maintained. Locations of exterior equipment such as air-conditioning units and water heaters require Marina approval before installation.
- 15.5** All electrical work in an enclosed structure must be performed by a current Texas-licensed Master Electrician carrying liability insurance, who furnishes an affidavit of electrical completion for submission to the Corps. Electrical service connects to the Marina cable tray by Marina electricians only.
- 15.6** All metal substructure and foam flotation work is performed by the Marina at current labor and material cost.
- 15.7** Work hours. No work on improvements, enclosed structures, or slip structures may be performed on Saturdays, Sundays, or Monday holidays, or between 5:00 p.m. and 7:30 a.m. on any day. No work on vessels may be performed between 5:00 p.m. and 7:30 a.m. Emergency repairs to prevent sinking, fire, or injury are excepted; notify the office.

16. Guests, tenders, and small craft

- 16.1** Guest vessels require prior arrangement with the office and are charged at the published transient rate.
- 16.2** A personal watercraft, tender, dinghy, or similar secondary vessel may occupy the Premises only where it is listed on the current Schedule 1 and where the Premises accommodate it without obstructing the fairway or an adjoining slip. No craft of any kind may be stored on a dock, walkway, or finger pier.

Part III — Mobile home lots

Applies to the Mobile Home Lot Lease Agreement

17. Lot condition and outdoor storage

- 17.1** The tenant shall keep the Lot in good order and in a clean, sanitary, and safe condition. Ordinary outdoor items — patio and lawn furniture, grills, planters, and yard equipment in regular use — may be kept outside, in reasonable quantity and in serviceable condition.
- 17.2** Nothing else may be stored outdoors, under the mobile home, or on decks, porches, or steps. Prohibited accumulations include scrap, salvage, tires, appliances, building materials, indoor furniture, and containers or bagged material kept outdoors.
- 17.3** Nothing may block access to utility connections, the septic system, the mobile home's access panel, or any door or window.
- 17.4** Boats, trailers, campers, and similar items are stored in the Marina's designated storage areas, which are available at published rates. They are not kept on the Lot.

- 17.5** The Marina determines whether the Lot complies with these rules. On written notice the tenant has fourteen (14) days to correct the condition, after which the Marina may remove and dispose of the items at the tenant's expense.

18. Vehicles on the lot

- 18.1** Vehicles kept on the Lot must be operable and currently registered and must be parked on the Lot's parking area or in designated parking.
- 18.2** Not more than two (2) vehicles may be kept on the Lot, or the number the Lot's parking area accommodates without parking on grass, roadways, or an adjacent Lot, whichever is fewer. The Marina may consent in writing to a different number where the Lot supports it.
- 18.3** A vehicle that is inoperable, unregistered, or under repair for more than thirty (30) days must be removed on written notice, at the tenant's expense if the Marina removes it.

19. The mobile home and its improvements

- 19.1** Patios, decks, and awnings must not exceed 10 ft × 20 ft. Awnings must be free-standing and fastened to the mobile home by flashing only. Unapproved structures will be removed at the tenant's expense.
- 19.2** Alterations, additions, and improvements require the approvals stated in the Agreement, including the written approval of the Corps where the Agreement requires it. The Marina cannot give Corps approval.
- 19.3** Wheels and skirting must remain on the mobile home, with a door or access panel provided for inspection. Each mobile home must display its Lot number, clearly visible from the road, and exterior paint must be kept in good condition.
- 19.4** Antennas may not be anchored to trees and no electrical wiring may be placed in trees. All wiring must meet Corps codes and the National Electrical Code.
- 19.5** Propane tanks must display NO SMOKING signage and may not be placed within ten (10) feet of a habitable structure.

20. Grounds and landscaping

- 20.1** The Lot must be maintained by the tenant, including lawn, landscaping, leaves, and litter. The Marina may engage a lawn service for any unkept Lot at the tenant's expense.
- 20.2** Cutting, trimming, or gathering of trees, or removal of wood from Marina grounds, is prohibited without the Marina's prior written permission.

21. Access and inspection

- 21.1** The Marina may enter the Lot at reasonable times to inspect, make repairs, or perform authorized work, and at any time in an emergency.
- 21.2** The Marina may require removal of any mobile home that is unsafe, derelict, or in material violation of these Rules.

Part IV — Dry storage, trailer yard, and RV storage

Applies to the Dry Storage License Agreement, the Trailer Yard Storage License Agreement, and the RV Storage License

22. The space

- 22.1** The stored property and all related gear must fit entirely within the assigned space or stall, including tongue, motor, and any overhang. In a building, the door must close and latch.
- 22.2** Nothing may be stored outside the space, against its exterior, on its roof, or in a travel lane.
- 22.3** The space must be kept clear of refuse, parts, blocks, and loose gear.

22.4 Nothing may be attached to, driven into, or built on the ground, fencing, lighting, or any other improvement.

23. Securing the property

23.1 Covers, canvas, tarps, and tie-downs must be secured. Items that come loose in wind may be secured or removed by the Marina at the owner's expense.

23.2 Trailers must be chocked or jacked so they cannot roll. Batteries must be secured and terminals covered.

24. Ready to move

24.1 Trailers must keep inflated tires and functional couplings, vessels must be secured to road-worthy trailers, and registration must be current where the law requires it, so the stored property can be removed on demand.

25. Work and electrical in storage areas

25.1 Only minor maintenance that produces no discharge, dust, or fumes is permitted, and only during access hours. Major repair, painting, sanding, grinding, and fluid changes are prohibited everywhere in the storage areas.

25.2 No unattended battery charging. Cords may not remain connected when the owner is not present, and no appliance, heater, or refrigeration equipment may be operated in a stall.

25.3 No washing of stored property in a storage area unless a wash area is provided and posted for that use.

26. Occupancy and animals

26.1 No person may occupy or sleep in a stall or in any stored unit at any time. Overnight occupancy of a recreational vehicle requires a separate RV and Campsite License Agreement and is registered separately.

26.2 No animal may be kept or left in a stall or a stored unit.

27. RV storage — additional rules

27.1 A stored recreational vehicle must be powered down except as needed to maintain its batteries and, where its systems require it, to protect it from freezing or heat damage. Electric use must otherwise be minimized. The Marina may meter a site and may assess a surcharge covering the cost of excessive use.

27.2 Holding tanks must be emptied at a designated dump station before the unit is placed into storage. Discharge to the ground or the lake is prohibited.

27.3 Skirting, decks, porches, steps other than portable steps, sheds, fencing, carports, awnings other than the unit's own retractable awning, and landscaping are prohibited. Anything of this kind is a structure requiring the prior written approval of the Corps, which the Marina cannot give.

28. Abandonment and sale

28.1 On abandonment under the agreement, the Marina sends notice of claim to the owner and any lienholder of record at the addresses stated in the agreement, states the amount due and the earliest sale date not less than fourteen (14) days after notice, publishes or posts the sale as the law requires, and conducts a commercially reasonable sale.

Part V — RV campsites

Applies to the RV and Campsite License Agreement

29. Check-in and occupancy

29.1 Check-in and check-out times are posted at the office. Late departure without an approved extension bills an additional night.

29.2 One unit and one tent per site unless the office approves otherwise at registration. The site is limited to the persons and units listed on the Registration.

29.3 Generators are off during quiet hours except for a medical necessity reported to the office.

30. The unit and the site

30.1 A recreational vehicle on a campsite must be road-worthy, currently registered, and capable of being moved on demand. Wheels stay on; skirting, decks, and permanent attachments are prohibited. Where the site is not sewer-serviced, the unit must be self-contained.

30.2 Do not move fire rings, tables, or pedestals. Damage to site improvements bills to the guest.

30.3 Where provided, utility connections are for the registered unit only. Electrical adapters that defeat the rated amperage of the pedestal are prohibited.

31. Fires

31.1 Fires are permitted only in provided rings, must be fully extinguished before sleep or departure, and are prohibited entirely during a posted burn ban.

32. Wastewater and washing

32.1 Gray water and sewage may be discharged only to a designated sewer connection or dump station. Discharge to the ground or the lake is prohibited and is grounds for immediate termination and referral under 36 C.F.R. Part 327.

32.2 No washing of units or vehicles on the site.

Part VI — Property-specific

Applies at the property named in each item

An item below applies only at the property named and controls over any general rule it conflicts with. Property-specific items are collected here rather than written into Parts I through V, so that the general Parts stay identical at all three marinas.

33. Little Mineral

33.1 No utility connection of any kind is permitted at recreational vehicle storage at Little Mineral.

33.2 Little Mineral has no camping or recreational vehicle campsites. Part V does not issue at this property.

34. Grandpappy Point

34.1 Reserved.

35. Mill Creek

35.1 Reserved.

Questions about these Rules should be directed to the Marina office.