

REQUIREMENTS FOR CORONADO SHORES

- Yearly lease is \$700 per lot and \$600 each additional lot.
- Lease must be transferred to new owner within three (3) days of purchase.
- New lease is required on all purchases or change in ownership.
- Lots are not for sale.
- Residence must not be leased to anyone other than lease holder unless prior approval from MMWA is granted.
- All lease holders must have an annual family permit if they would like unlimited access to the lake. This is not included in the lease of the lots. Annual family permits are \$80 per family. Yearly boating permits will be necessary at the time unlimited boating is permitted on the lake. Yearly ATV permits will be necessary at the time unlimited riding is permitted.
- Visitors to the lake (guests to residents) are required to purchase a daily permit if they do not have a yearly permit. Daily permits are \$5/person ages 13 and over. Daily permits expire at midnight of the day purchased. Permits for ATV must also be purchased.
- Farm animals are not permitted.
- ATV's are not permitted on the roads.
- Dogs must remain in a fence or inside residence. Running around at large is not permitted.
- Lots are for a single-family residence only. Business' are not permitted on lake property.
- The area between the lot and the lake must not be disturbed in any way.
- No digging or dredging of the shoreline is permitted.
- No shack, garage only, carport, beam, tent, or temporary structures of any kind shall be permitted. Permanent structures only.
- Travel trailers/campers are temporary structures and are not permitted.
- Mowing, weed eating, and lot maintenance is the responsibility of the owner/tenant.
- Tall grass, debris, wood piles, junk that creates a fire hazard are not permitted.
- No dumping is allowed on lake property. Dumpsters are provided for basic household trash only. Furniture, building materials, vehicle parts or limbs are not permitted in the dumpsters. Signs are posted and fines will be issued if dumping rules are not followed. City of Tulia has a landfill that is available at your expense.
- Electricity is furnished by Swisher Electric Cooperative.

At this time, Mackenzie Municipal Water Authority is not permitting any new structures to be built or moved to vacant lots due to being at max capacity for water connections. Also, lots that are currently vacant, are not available for lease.

If/when the Authority allows structures again, please regard the following:

- All lots must have a permit to level or change the lot in any way.
- Any house, cabin or trailer house must have a septic system meeting minimum requirements of Texas Commission on Environmental Quality.
- Water will be on an individual basis with the approval of the Authority.
- Houses must be approved by the Authority.
- House plans must be approved by the Authority.
- Houses to be moved must be approved by the Authority.
- Trailer houses must have a concrete footing 6 inches minimum depth and width of a standard building block. The stem from footing to bottom of trailer may be concrete or blocks plastered over.
- Foundation and drain fields must be completed before electricity and water are tied in.