

COMMODORE COVE IMPROVEMENT DISTRICT

103 Anchor Drive, Freeport, Texas, 77541 Phone: 979/233-8782

Dear CCID Customer,

August 12, 2026

The Texas Commission on Environmental Quality (TCEQ) has notified **Commodore Cove Improvement District** TX0200033 water system that the drinking water being supplied to customers had exceeded the Maximum Contaminant Level (MCL) for total trihalomethanes. The U.S. Environmental Protection Agency (U.S. EPA) has established the MCL for trihalomethanes at 0.080 milligrams per liter (mg/L) based on locational running annual average (LRAA), and has determined that it is a health concern at levels above MCL. Analysis of drinking water in your community for a total of trihalomethanes (TTHM) indicates a compliance value in quarter two of 2026 of 0.675 mg/L for DPB2-01.

Trihalomethanes are a group of volatile organic compounds that are formed when **chlorine**, added to the water during the treatment process for disinfection, reacts with **naturally-occurring organic matter** in the water.

Some people who drink water containing trihalomethanes in excess of the MCL over **many years** may experience problems with their liver, kidney, or central nervous system and may have an increased risk of getting cancer.

You do not need to use an alternative water supply. However, if you have health concerns, you may want to talk to your doctor to get more information about how this may affect you.

We are taking the following actions to address this issue:

CCID is working with engineers and having the well water tested to determine if there is any contamination from any other sources around the community. CCID also recently discovered a leak on the Blue Water main water line that has been going on undiscovered for five to six months due to weather. This leak had allowed debris into the line that contributes to high TTHM numbers. The break was repaired in mid February and again in March. This leak contributed to this latest high TTHM reading since TTHM test are taken at the end of Blue Water.

Since January 26, 2026 CCID has been operating on the old well instead of the water filter that lowers TTHM's. This is because a part of the filter broke and had to be ordered from Bray International in Canada. This part has to be built on demand only. Although Bray has numerous plants in the US, the part CCID needed is only built by Bray in Canada. CCID was told the part would take about five weeks to build. As of April 06, 2026 CCID has not received the part. It is expected any day.

CCID is in the process replacing the main 60,000 gallon water storage tank and half of the water line on Blue Water. These two items are over 40 years old and growth inside these two items contributed to TTHM formation. Hopefully these projects will be completed in the next 6 months.

If you have questions regarding this matter, you may contact
Floyd Winkler Jr.
President 979/ 233-8782

COMMODORE COVE IMPROVEMENT DISTRICT

ROUTE 2, BOX 24 75
FREEPORT, TEXAS 77541
713-233-8782

REGULATION 2

Regulation 2 adopted January 8, 1977, and the Amendment to Regulation 2 adopted April 6, 1977, are rescinded in their entirety upon adoption of this Regulation.

1. All new connections to Commodore Cove water or sewer mains shall be made only with the written permission of the District and approved by a majority of a quorum of the directors of the District or their designee and maintenance shall be as indicated under "Maintenance" below.
2. In order to obtain a sewer connection permit, the applicant must prove to the satisfaction of the directors of the District that:
 - A. Sewer piping from the floor of the house to the sewer main conforms to the National Plumbing Code as a minimum.
 - B. Underground sewer lines conform to regulations of the Texas Department of Water Resources.
3. In order to obtain a water connection permit, the following requirements must be met:

Underground water and sewer pipes must be separated by a minimum of nine (9) feet; or, if such separation is impractical, the sewer line and all fittings within nine (9) feet of the water shall have a minimum burst pressure of 150 p.s.i.g. and no leakage.
4. No tap shall be made to the District's water mains except by a method approved in writing by the District for the type of material being tapped.
5. All laterals installed after this Regulation is adopted shall be either one-inch Schedule 80 PVC pipe or 3/4-inch Type "M" or "H" copper pipe (7/8" OD tubing) from the tap to the property line. The laterals shall terminate at a brass curb stop (valve) and a water meter within a curb box (water meter box) located at the property line.
6. No streets shall be cut for the installation of laterals. If a street crossing is necessary, it shall be accomplished by tunneling or push point.
7. Laterals installed according to this Regulation that have been inspected and approved by the District will be maintained by the District.
8. Installation of in-line water pumps is expressly prohibited.

Maintenance

Laterals installed prior to the adoption of this Regulation shall be maintained by the property owner unless upgraded to conform to this Regulation.

Any leaks in laterals not maintained by the District shall be promptly repaired by the property owner.

Leaks on laterals where the District is unable to contact the owner, or where the owner fails to act promptly, will be repaired by the District at the owner's expense.

Definitions

By the term "tap" as used in this Regulation is meant the intrusion into or connection with a water main of the District.

By the term "lateral" as used in this Regulation is meant a line for water which provides service to the property line of a dwelling, business, or other establishment other than a water main line and which is connected to a water main line by a tap into such water main line.

Each violation of this Regulation shall be a separate offense and the penalty for each offense shall be a fine of not more than \$200.00 or imprisonment for not more than thirty days or both such fine and imprisonment.

The above Regulation is adopted in accordance with Chapter 51, Paragraphs 51.127 through 51.132, of the Texas Water Code.

COMMODORE COVE IMPROVEMENT DISTRICT

ROUTE 2, BOX 75
FREDERICKS, TEXAS 77941
409-233-8782

REGULATION 4

Water Control and Improvement Districts having been given power, right, and authority under Article XVI, Section 59, of the Texas Constitution to conserve and develop the water resources of this state, and specific powers under Articles 51.121 and 51.127 of V.T.C.A. Water Code to regulate certain activities within these districts, the Commodore Cove Improvement District adopts the following regulation to insure the safety of persons and property on or adjacent to the state's waters within the District.

Section I

It shall be a violation of Regulation 4 to operate any power boat within the state's waters in Commodore Cove Improvement District in any manner that is imprudent.

Definitions:

- A. Power boat: Any boat propelled by other than a handheld paddle and shall include but not be limited to the following methods of propulsion:
- (1) Oars or paddle wheels
 - (2) Sail
 - (3) Internal combustion engine
 - (4) External combustion engine
 - (5) Electric motor
- B. State's waters: Shall include all waters within the District that are influenced by the tides.
- C. Imprudent manner: Shall include but not be limited to the following:
- (1) While noticeably under the influence of alcohol or other mind-altering substances whether considered drunk or not.
 - (2) In a manner that would create a wake or wave more than five (5) inches in height.
 - (3) Application of enough power while in dock to cause washing at the bulkheading.
 - (4) Operating at speeds of more than five (5) miles per hour.
 - (5) Any violation of the Rules of Navigation of the United States.

Each violation shall constitute a separate offense.

Section II

It shall be a violation of Regulation 4 to build any pier or structure that in any manner would protrude beyond the water's edge of any lot's bulkheading; or to install any piling, post, or docking moorage into the bed of any canal.

In the event any such pier, structure, piling, post or docking moorage has already been installed, a majority of a quorum of the directors of the District will determine if they consider it a hazard or impediment, however remote, to the safety or maintenance of the canal system. If the majority of a quorum of the directors of the District concludes that such an obstruction or structure is a hazard or impediment to safety, canal navigation, or canal maintenance, the property owner will be sent a letter notifying him of the board's decision. Thirty days after the mailing of the letter of notification, the property owner will be in violation of this regulation if the hazard or impediment still exists, whether the property owner has claimed the letter or not.

Each successive fifteen (15) days such violation shall continue shall constitute a separate offense.

Section III

A. It shall be a violation of Regulation 4 to anchor, moor, tie, or sink any boat or object in any canal in any manner that could obstruct the free navigation or maintenance of the canal. This section shall not be construed to preclude the right of a property owner to moor his boat alongside his property.

Each act of obstruction or each day of obstruction shall constitute a separate offense.

B. If a boat too large to be raised without special hoisting equipment is sunk, it shall be immediately marked with high visibility markers and then raised within thirty (30) days.

Each day of failure to properly mark a sunken boat and/or each thirty (30) days of failure to remove a sunken boat shall constitute a separate offense.

The penalty for each offense shall be as determined by a judge of proper jurisdiction and shall be a fine of not more than \$200.00 or imprisonment for not more than thirty (30) days, or both such fine and imprisonment.

The above regulation is adopted in accordance with Chapter 51, Paragraphs 51.127 through 51.132, of the Texas Water Code.

Adopted by the Board of Directors, Commodore Cove Improvement District, September 4, 1984.



Commodore Cove Improvement District

Regulation 4.2 Addendum

CCID recognizes that every property owner in Hide-A-Way on The Gulf has the right to have any boat moored behind their house as long as:

1. The boat does not interfere with other boats traveling in the canal.
2. No floating docks of any kind are permitted in CCID canals.
3. Non-property owned boats cannot interfere with a property owner's boat at any time.
4. Non-property owned boats must be properly registered, in running condition and insured.
5. All property owner boats must be properly registered, in running condition and insured
6. Does not pose a safety hazard.
7. All boats shall be in running condition. If after 1 year if a boat is not running, you will be asked to remove it from our canals. (CCID may grant short term permission to a non-running boat if being repaired. A request in writing must be made to CCID stating the reason a boat is not running and estimated time of repairs.)
8. All boats in a CCID canal must be properly registered.
9. Derelict boats i.e. : wrecked, junked or substantially dismantled condition and/or any vessel that presents a unreasonable threat to public health, safety, welfare, another's property or is in danger of sinking are not permitted at any time in CCID canals.
10. All boats shall be kept in a clean and orderly condition. Example: Green or black mold growing above the water line on any boat is unacceptable.

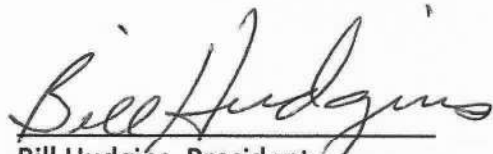
In the event of a tropical Storm or greater

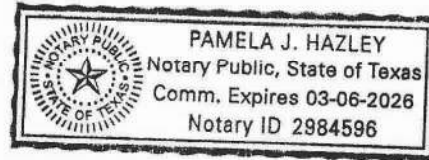
A property owner may keep a boat in a CCID canal if:

1. The property owner has pilings high enough to safely allow a boat to rise higher than the storm surge if leaving the boat behind a home. The boat must be secured in such a manner as to allow the boat to rise with the surge and not break free.
2. The property owner has an agreement with another property owner on the opposite side of a canal to attach lines to a property owner's boat and pull the boat into the center of the canal.
3. **All boats not owned by a property owner must be removed from CCID canals on the approach of any tropical storm or greater.**
4. No boat may tie up to any CCID bulkhead or piling, whether attached to a CCID bulkhead or not, without written permission from CCID.
5. No boat can tie up to a property owner's bulkhead or piling without the property owners permission.

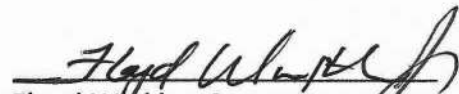
All fees associated with enforcing this regulation will be put on customers water bill.

Adopted by the Board of Directors Commodore Cove Improvement District. April 14, 2022


Bill Hudgins, President



Pamela J Hazley 6-10-22


Floyd Winkler, Secretary

State of Texas, County of Brazoria. This Instrument was acknowledged before me
This day of June 10, 2022.

FILED and RECORDED

Instrument Number: 2022035617

Filing and Recording Date: 06/13/2022 03:57:57 PM Pages: 3 Recording Fee: \$30.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina

COMMODORE COVE IMPROVEMENT DISTRICT

103 ANCHOR DRIVE
FREEPORT, TX. 77541
(409) 233-8782

Regulation No. 5 adopted August 16, 1990 is rescinded in its entirety upon the adoption of this revised Regulation No. 5.

1. Definitions:

As used in this regulation the following words and phrases shall have the following meanings:

a. "Persons" means any person, association, corporation, partnership and includes, but is not limited to, the owner of the legal and equitable title of real property as well as any lessee, tenant, or occupant of real property.

b. "Solid Waste" means any garbage, refuse, sludge, or any other discarded material, including solid, semi-solid, or gaseous material resulting from residential, industrial, municipal, commercial, mining, and agricultural operations, and from community and institutional activities.

c. "Garbage" means the by-product of animal or vegetable foodstuffs resulting from the handling, preparation, cooking, and consumption of food, or other matter which is subject to decomposition, decay, putrefaction, or the generation of noxious or offensive gases or odors, or which during or after decay may serve as breeding or feeding material for flies, insects, or animals.

d. "Trash" means waste accumulations of dirt, rocks, branches, and any bulky or non-combustible material. It also includes all worn out, worthless, or discarded material in general which is not considered to be household garbage.

e. "District" means Commodore Cove Improvement District, including the geographical area over which the District's regulations apply.

2. No person shall place any solid waste in any street, alley, or other public place upon any private property, whether such property is owned by that person or not, within the jurisdiction of the District, except in properly packaged form, including, but not limited to, trash bags, cardboard boxes, or garbage cans. No person shall throw or deposit or allow to be deposited any solid waste in any stream or in any body of water.

3. Any unauthorized accumulation of solid waste, garbage, or trash on any premises is hereby declared to be a nuisance and is prohibited.

Commodore Cove Improvement District
Regulation No. 5
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4. No person shall cast, place, sweep, or deposit any solid waste within the District, including waste dumpsters, in such a manner that it may be carried away or deposited by the elements upon any street, sidewalk, alley, sewer, parkway, or other public place or into any occupied premises within the District. The owner or occupant of the premises shall be charged with the responsibility to use due care and diligence to protect the contents of all receptacles for solid waste, including waste dumpsters, or receptacles for solid waste used in connection with such premises, from being opened, blown or scattered by the wind upon, over, or across public or private property, and a failure to so exercise such diligence shall be punishable as provided for in this regulation.

5. No person shall be authorized or allowed to place, cast, scatter, deposit, or otherwise locate any waste material of any nature on any property owned by or under the care and control of the district, except as may be permitted in this regulation or the rules and regulations promulgated by the District in administration of this regulation.

6. No person shall place or dispose any solid waste upon any property without the effective consent of the owner, lessee, or landlord of such property.

7. The burning of solid waste of any kind, with the exception of tree limbs, leaves, wood in its natural state, or other types of untreated wood, is expressly prohibited in any place within the District.

8. No person shall meddle or tamper with any solid waste container or with any solid waste or in a manner pilfer from such waste container without the effective consent of the owner, caretaker, or lessee of such container.

9. No hazardous, toxic, poisonous, or noxious materials, including, but not limited to, tires, batteries, oil, filters, antifreeze, fluorescent light bulbs, or construction materials may be placed in the waste dumpsters.

10. Persons using the waste dumpster must place all discarded material into the dumpster. Discarded waste material and construction material shall not be placed on the ground near or in the vicinity of the waste dumpster.

11. Only owners of real property in the District shall have the right to dispose of solid waste material in the dumpster.

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12. The storing, keeping, or placing of any solid waste so as to produce an unsightly or ugly appearance, or which may harbor reptiles or rodents, create a fire hazard, or result in unsanitary conditions, is declared to be a nuisance and is prohibited.

13. No discarded appliances, including but not limited to refrigerators, washing machines, clothes dryers, air conditioners, cooking ranges or stoves, and freezers, shall be placed in the waste dumpster.

14. All discarded appliances, as referenced in paragraph 13, (with the exception of freon filled appliances, such as refrigerators, freezers, and air conditioners, which are not allowed to be discarded under any circumstances), shall be placed alongside or next to the waste dumpster.

15. The failure to do any act required under this regulation or any violation of this regulation, is hereby declared to be a misdemeanor, and upon conviction shall be punishable by a fine of not more than Two Hundred and No/100 Dollars (\$200.00). Each day any such violation or failure occurs or continues shall constitute a separate offense.

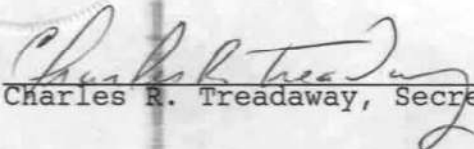
16. In the event any section or provision of this regulation is found to be unconstitutional, void, or inoperative by the final judgement of a court of competent jurisdiction, such defective provision, if any, is hereby declared severable from the remaining sections and provisions of this regulation, and such remaining sections and provisions shall remain in full force and effect. In this regulation, or nueter gender, shall each be deemed to include the others.

17. This regulation is adopted in accordance with Chapter 51, Sections 51.127 through 51.132, inclusive, of the Texas Water Code (V. T. C. A., Water Code).

Commodore Cove Improvement District


Mack A. Keeter, President

ATTEST:


Charles R. Treadaway, Secretary/Treasurer

Annual Drinking Water Quality Report

COMMODORE COVE IMPROVEMENT DISTRICT

Public Water System ID: TX0200033

We are pleased to present to you the Annual Water Quality Report (Consumer Confidence Report) for the year, for the period of January 1 to December 31, 2025. This report is intended to provide you with important information about your drinking water and the efforts made by the water system to provide safe drinking water. Este reporte incluye información importante sobre el agua para tomar. Para asistencia en español, favor de llamar al telefono (XXX) XXX-XXX-979-233-8782

For more information regarding this report, contact:

Name: Floyd Winkler

Phone: 979-233-8782

Sources of Drinking Water

COMMODORE COVE IMPROVEMENT DISTRICT is Ground water.

Our water source(s) and source water assessment information are listed below:

Source Name		Type of Water	Report Status	Location
1 - PLUGGED	INSIDE BLDG	Ground water	yes	Commodorecoveimprovementdistrict.gov
2 - CR 792 / ANCHOR RD (GST)	CR 792 / ANCHOR RD (GST)	Ground water	yes	Commodorecoveimprovementdistrict.gov
3 - CR 792 / ANCHOR RD (AT BLDG)	CR 792 / ANCHOR RD (AT BLDG)	Ground water	yes	Commodorecoveimprovementdistrict.gov

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPAs Safe Drinking Water Hotline at (800) 426-4791. Contaminants that may be present in source water include:

A service line inventory has been prepared and can be accessed at CCID, 103 Anchor Drive, Freeport, Tx 77541.

Microbial Contaminants - such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic Contaminants - such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial, or domestic wastewater discharges, oil and gas production, mining, or farming.

2025 Consumer Confidence Report - COMMODORE COVE IMPROVEMENT DISTRICT Public Water Supply ID: TX0200033

Pesticides and Herbicides - which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.

Organic Chemical Contaminants – including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.

Radioactive Contaminants – which can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Some people may be more vulnerable to contaminants in drinking water than the general population.

Contaminants may be found in drinking water that may cause taste, color, or odor problems. These types of problems are not necessarily causes for health concerns. For more information on taste, odor, or color of drinking water, please contact the system's business office.

Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. COMMODORE COVE IMPROVEMENT DISTRICT is responsible for providing high quality drinking water and removing lead pipes but cannot control the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time. You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly. Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for a longer period. If you are concerned about lead in your water and wish to have your water tested, contact COMMODORE COVE IMPROVEMENT DISTRICT at 979-233-8782. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at <https://www.epa.gov/safewater/lead>.

In the tables below, you will find many terms and abbreviations you might not be familiar with. To help you better understand these terms, we've provided the following definitions:

Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Action Level Goal (ALG): The level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.

Level 1 Assessment: A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

Level 2 Assessment: A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Maximum Contaminant Level or MCL: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal or MCLG: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum residual disinfectant level goal or MRDLG: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Maximum residual disinfectant level or MRDL: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Treatment Technique or TT: A required process intended to reduce the level of a contaminant in drinking water.

Variances and Exemptions: State or EPA permission not to meet an MCL or a treatment technique under certain conditions.

Avg: Average - Regulatory compliance with some MCLs are based on running annual average of monthly samples.

RAA: Running Annual Average.

LRAA: Locational Running Annual Average.

mrem: millirems per year (a measure of radiation absorbed by the body).

ppb: micrograms per liter (ug/L) or parts per billion - or one ounce in 7,350,000 gallons of water.

ppm: milligrams per liter (mg/L) or parts per million - or one ounce in 7,350 gallons of water.

picocuries per liter (pCi/L): picocuries per liter is a measure of the radioactivity in water.

na: not applicable.

Disinfectant Residual

All public water systems in Texas are required to disinfect drinking water to ensure control of microbial contaminants. Disinfectants are water additives used to control microbes.

Disinfectant	Year	Average Level	Unit	Range	MRDL/MRDLG Goal
Free Chlorine	2025	.46	Mg/L	.36-.63	4/4

Regulated Contaminants

In the tables below, we have shown the regulated contaminants that were detected. Chemical Sampling of our drinking water may not be required on an annual basis; therefore, information provided in this table refers back to the latest year of chemical sampling results.

Lead and Copper	Period	90TH Percentile: 90% of your water utility levels were less than	Range of Sampled Results (low - high)	Unit	AL	Sites Over AL	Typical Source
COPPER, FREE	2024	0.284	0.0038 - 0.543	ppm	1.3	0	Corrosion of household plumbing systems; Erosion of natural deposits; Leaching from wood preservatives
LEAD	2024	0.6	0 - 1.1	ppb	15	0	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts	Sample Point	Period	Highest LRAA	Range	Unit	MCL	MCLG	Typical Source
TOTAL HALOACETIC ACIDS (HAAS)	1675 BLUE WATER DR, FREEPORT	2025	10	13.5	ppb	60	0	By-product of drinking water disinfection
TTHM	1675 BLUE WATER DR, FREEPORT	2025	424	868	ppb	80	0	By-product of drinking water chlorination

Regulated Contaminants	Collection Date	Highest Value	Range	Unit	MCL	MCLG	Typical Source
ARSENIC	4/18/2024	6.9	6.9	ppb	10	0	Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production wastes
BARIUM	4/18/2024	0.417	0.417	ppm	2	2	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
CYANIDE	2/14/2023	110	110	ppb	0	200	Discharge from steel/metal factories; Discharge from plastic and fertilizer factories
DIBROMOCHLOROMETHANE	12/16/2025	238	8.1 - 238	UG/L	0	0.06	
FLUORIDE	4/18/2024	0.71	0.71	ppm	4	4	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories

NITRATE	4/28/2025	0.05	0.05	ppm	10	10	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
SELENIUM	4/18/2024	9.4	9.4	ppb	50	50	Discharge from petroleum and metal refineries; Erosion of natural deposits; Discharge from mines
Radiological Contaminants	Collection Date	Highest Value	Range	Unit	MCL	MCLG	Typical Source
COMBINED RADIUM (-226 & -228)	2/22/2022	2.53	2.53	pCi/L	5	0	Erosion of natural deposits
GROSS BETA PARTICLE ACTIVITY	4/28/2025	4.2	4.2	pCi/L	50	0	Decay of natural and man-made deposits.

Violations

During the period covered by this report we had the below noted violations.

Violation Period	Analyte	Violation Type	Violation Explanation
4/1/2025 - 6/30/2025	TTHM	MCL, LRAA	Locational running annual average was greater than MCL
7/1/2025 - 9/30/2025	TTHM	MCL, LRAA	Locational running annual average was greater than MCL
10/1/2025 - 12/31/2025	TTHM	MCL, LRAA	Locational running annual average was greater than MCL

Additional Required Health Effects Language:

Some people who drink water containing cyanide well in excess of the MCL over many years could experience nerve damage or problems with their thyroid.

Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer.

While your drinking water meets EPA's standard for arsenic, it does contain low levels of arsenic. EPA's standard balances the current understanding of arsenic's possible health effects against the costs of removing arsenic from drinking water. EPA continues to research the health effects of low levels of arsenic which is a mineral known to cause cancer in humans at high concentrations and is linked to other health effects such as skin damage and circulatory problems.

There are no additional required health effects violation notices.

COMMODORE COVE IMPROVEMENT DISTRICT

ROUTE 2, BOX 24 75
FREEPORT, TEXAS 77541
713-233-8782

REGULATION 2

Regulation 2 adopted January 8, 1977, and the Amendment to Regulation 2 adopted April 6, 1977, are rescinded in their entirety upon adoption of this Regulation.

1. All new connections to Commodore Cove water or sewer mains shall be made only with the written permission of the District and approved by a majority of a quorum of the directors of the District or their designee and maintenance shall be as indicated under "Maintenance" below.
2. In order to obtain a sewer connection permit, the applicant must prove to the satisfaction of the directors of the District that:
 - A. Sewer piping from the floor of the house to the sewer main conforms to the National Plumbing Code as a minimum.
 - B. Underground sewer lines conform to regulations of the Texas Department of Water Resources.
3. In order to obtain a water connection permit, the following requirements must be met:

Underground water and sewer pipes must be separated by a minimum of nine (9) feet; or, if such separation is impractical, the sewer line and all fittings within nine (9) feet of the water shall have a minimum burst pressure of 150 p.s.i.g. and no leakage.
4. No tap shall be made to the District's water mains except by a method approved in writing by the District for the type of material being tapped.
5. All laterals installed after this Regulation is adopted shall be either one-inch Schedule 80 PVC pipe or 3/4-inch Type "M" or "H" copper pipe (7/8" OD tubing) from the tap to the property line. The laterals shall terminate at a brass curb stop (valve) and a water meter within a curb box (water meter box) located at the property line.
6. No streets shall be cut for the installation of laterals. If a street crossing is necessary, it shall be accomplished by tunneling or push point.
7. Laterals installed according to this Regulation that have been inspected and approved by the District will be maintained by the District.
8. Installation of in-line water pumps is expressly prohibited.

Maintenance

Laterals installed prior to the adoption of this Regulation shall be maintained by the property owner unless upgraded to conform to this Regulation.

Any leaks in laterals not maintained by the District shall be promptly repaired by the property owner.

Leaks on laterals where the District is unable to contact the owner, or where the owner fails to act promptly, will be repaired by the District at the owner's expense.

Definitions

By the term "tap" as used in this Regulation is meant the intrusion into or connection with a water main of the District.

By the term "lateral" as used in this Regulation is meant a line for water which provides service to the property line of a dwelling, business, or other establishment other than a water main line and which is connected to a water main line by a tap into such water main line.

Each violation of this Regulation shall be a separate offense and the penalty for each offense shall be a fine of not more than \$200.00 or imprisonment for not more than thirty days or both such fine and imprisonment.

The above Regulation is adopted in accordance with Chapter 51, Paragraphs 51.127 through 51.132, of the Texas Water Code.

COMMODORE COVE IMPROVEMENT DISTRICT

ROUTE 2, BOX 75
FREDERICKSPORT, TEXAS 77541
409-233-8782

REGULATION 4

Water Control and Improvement Districts having been given power, right, and authority under Article XVI, Section 59, of the Texas Constitution to conserve and develop the water resources of this state, and specific powers under Articles 51.121 and 51.127 of V.T.C.A. Water Code to regulate certain activities within these districts, the Commodore Cove Improvement District adopts the following regulation to insure the safety of persons and property on or adjacent to the state's waters within the District.

Section I

It shall be a violation of Regulation 4 to operate any power boat within the state's waters in Commodore Cove Improvement District in any manner that is imprudent.

Definitions:

- A. Power boat: Any boat propelled by other than a handheld paddle and shall include but not be limited to the following methods of propulsion:
- (1) Oars or paddle wheels
 - (2) Sail
 - (3) Internal combustion engine
 - (4) External combustion engine
 - (5) Electric motor
- B. State's waters: Shall include all waters within the District that are influenced by the tides.
- C. Imprudent manner: Shall include but not be limited to the following:
- (1) While noticeably under the influence of alcohol or other mind-altering substances whether considered drunk or not.
 - (2) In a manner that would create a wake or wave more than five (5) inches in height.
 - (3) Application of enough power while in dock to cause washing at the bulkheading.
 - (4) Operating at speeds of more than five (5) miles per hour.
 - (5) Any violation of the Rules of Navigation of the United States.

Each violation shall constitute a separate offense.

Section II

It shall be a violation of Regulation 4 to build any pier or structure that in any manner would protrude beyond the water's edge of any lot's bulkheading; or to install any piling, post, or docking moorage into the bed of any canal.

In the event any such pier, structure, piling, post or docking moorage has already been installed, a majority of a quorum of the directors of the District will determine if they consider it a hazard or impediment, however remote, to the safety or maintenance of the canal system. If the majority of a quorum of the directors of the District concludes that such an obstruction or structure is a hazard or impediment to safety, canal navigation, or canal maintenance, the property owner will be sent a letter notifying him of the board's decision. Thirty days after the mailing of the letter of notification, the property owner will be in violation of this regulation if the hazard or impediment still exists, whether the property owner has claimed the letter or not.

Each successive fifteen (15) days such violation shall continue shall constitute a separate offense.

Section III

A. It shall be a violation of Regulation 4 to anchor, moor, tie, or sink any boat or object in any canal in any manner that could obstruct the free navigation or maintenance of the canal. This section shall not be construed to preclude the right of a property owner to moor his boat alongside his property.

Each act of obstruction or each day of obstruction shall constitute a separate offense.

B. If a boat too large to be raised without special hoisting equipment is sunk, it shall be immediately marked with high visibility markers and then raised within thirty (30) days.

Each day of failure to properly mark a sunken boat and/or each thirty (30) days of failure to remove a sunken boat shall constitute a separate offense.

The penalty for each offense shall be as determined by a judge of proper jurisdiction and shall be a fine of not more than \$200.00 or imprisonment for not more than thirty (30) days, or both such fine and imprisonment.

The above regulation is adopted in accordance with Chapter 51, Paragraphs 51.127 through 51.132, of the Texas Water Code.

Adopted by the Board of Directors, Commodore Cove Improvement District, September 4, 1984.



Commodore Cove Improvement District

Regulation 4.2 Addendum

CCID recognizes that every property owner in Hide-A-Way on The Gulf has the right to have any boat moored behind their house as long as:

1. The boat does not interfere with other boats traveling in the canal.
2. No floating docks of any kind are permitted in CCID canals.
3. Non-property owned boats cannot interfere with a property owner's boat at any time.
4. Non-property owned boats must be properly registered, in running condition and insured.
5. All property owner boats must be properly registered, in running condition and insured
6. Does not pose a safety hazard.
7. All boats shall be in running condition. If after 1 year if a boat is not running, you will be asked to remove it from our canals. (CCID may grant short term permission to a non-running boat if being repaired. A request in writing must be made to CCID stating the reason a boat is not running and estimated time of repairs.)
8. All boats in a CCID canal must be properly registered.
9. Derelict boats i.e. : wrecked, junked or substantially dismantled condition and/or any vessel that presents a unreasonable threat to public health, safety, welfare, another's property or is in danger of sinking are not permitted at any time in CCID canals.
10. All boats shall be kept in a clean and orderly condition. Example: Green or black mold growing above the water line on any boat is unacceptable.

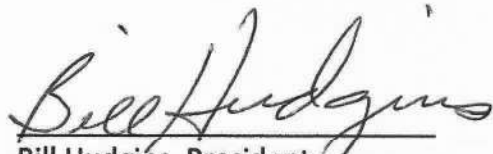
In the event of a tropical Storm or greater

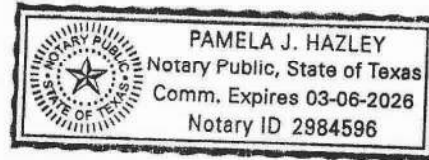
A property owner may keep a boat in a CCID canal if:

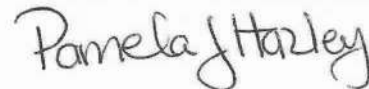
1. The property owner has pilings high enough to safely allow a boat to rise higher than the storm surge if leaving the boat behind a home. The boat must be secured in such a manner as to allow the boat to rise with the surge and not break free.
2. The property owner has an agreement with another property owner on the opposite side of a canal to attach lines to a property owner's boat and pull the boat into the center of the canal.
3. **All boats not owned by a property owner must be removed from CCID canals on the approach of any tropical storm or greater.**
4. No boat may tie up to any CCID bulkhead or piling, whether attached to a CCID bulkhead or not, without written permission from CCID.
5. No boat can tie up to a property owner's bulkhead or piling without the property owners permission.

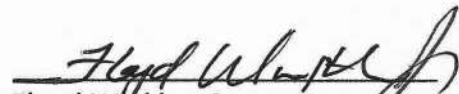
All fees associated with enforcing this regulation will be put on customers water bill.

Adopted by the Board of Directors Commodore Cove Improvement District. April 14, 2022


Bill Hudgins, President



 6-10-22


Floyd Winkler, Secretary

State of Texas, County of Brazoria. This Instrument was acknowledged before me
This day of June 10, 2022.

FILED and RECORDED

Instrument Number: 2022035617

Filing and Recording Date: 06/13/2022 03:57:57 PM Pages: 3 Recording Fee: \$30.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in black ink that reads "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-regina

COMMODORE COVE IMPROVEMENT DISTRICT

103 ANCHOR DRIVE
FREEPORT, TX. 77541
(409) 233-8782

Regulation No. 5 adopted August 16, 1990 is rescinded in its entirety upon the adoption of this revised Regulation No. 5.

1. Definitions:

As used in this regulation the following words and phrases shall have the following meanings:

a. "Persons" means any person, association, corporation, partnership and includes, but is not limited to, the owner of the legal and equitable title of real property as well as any lessee, tenant, or occupant of real property.

b. "Solid Waste" means any garbage, refuse, sludge, or any other discarded material, including solid, semi-solid, or gaseous material resulting from residential, industrial, municipal, commercial, mining, and agricultural operations, and from community and institutional activities.

c. "Garbage" means the by-product of animal or vegetable foodstuffs resulting from the handling, preparation, cooking, and consumption of food, or other matter which is subject to decomposition, decay, putrefaction, or the generation of noxious or offensive gases or odors, or which during or after decay may serve as breeding or feeding material for flies, insects, or animals.

d. "Trash" means waste accumulations of dirt, rocks, branches, and any bulky or non-combustible material. It also includes all worn out, worthless, or discarded material in general which is not considered to be household garbage.

e. "District" means Commodore Cove Improvement District, including the geographical area over which the District's regulations apply.

2. No person shall place any solid waste in any street, alley, or other public place upon any private property, whether such property is owned by that person or not, within the jurisdiction of the District, except in properly packaged form, including, but not limited to, trash bags, cardboard boxes, or garbage cans. No person shall throw or deposit or allow to be deposited any solid waste in any stream or in any body of water.

3. Any unauthorized accumulation of solid waste, garbage, or trash on any premises is hereby declared to be a nuisance and is prohibited.

Commodore Cove Improvement District
Regulation No. 5
Page 2

4. No person shall cast, place, sweep, or deposit any solid waste within the District, including waste dumpsters, in such a manner that it may be carried away or deposited by the elements upon any street, sidewalk, alley, sewer, parkway, or other public place or into any occupied premises within the District. The owner or occupant of the premises shall be charged with the responsibility to use due care and diligence to protect the contents of all receptacles for solid waste, including waste dumpsters, or receptacles for solid waste used in connection with such premises, from being opened, blown or scattered by the wind upon, over, or across public or private property, and a failure to so exercise such diligence shall be punishable as provided for in this regulation.

5. No person shall be authorized or allowed to place, cast, scatter, deposit, or otherwise locate any waste material of any nature on any property owned by or under the care and control of the district, except as may be permitted in this regulation or the rules and regulations promulgated by the District in administration of this regulation.

6. No person shall place or dispose any solid waste upon any property without the effective consent of the owner, lessee, or landlord of such property.

7. The burning of solid waste of any kind, with the exception of tree limbs, leaves, wood in its natural state, or other types of untreated wood, is expressly prohibited in any place within the District.

8. No person shall meddle or tamper with any solid waste container or with any solid waste or in a manner pilfer from such waste container without the effective consent of the owner, caretaker, or lessee of such container.

9. No hazardous, toxic, poisonous, or noxious materials, including, but not limited to, tires, batteries, oil, filters, antifreeze, fluorescent light bulbs, or construction materials may be placed in the waste dumpsters.

10. Persons using the waste dumpster must place all discarded material into the dumpster. Discarded waste material and construction material shall not be placed on the ground near or in the vicinity of the waste dumpster.

11. Only owners of real property in the District shall have the right to dispose of solid waste material in the dumpster.

Commodore Cove Improvement District
Regulation No. 5
Page 3

12. The storing, keeping, or placing of any solid waste so as to produce an unsightly or ugly appearance, or which may harbor reptiles or rodents, create a fire hazard, or result in unsanitary conditions, is declared to be a nuisance and is prohibited.

13. No discarded appliances, including but not limited to refrigerators, washing machines, clothes dryers, air conditioners, cooking ranges or stoves, and freezers, shall be placed in the waste dumpster.

14. All discarded appliances, as referenced in paragraph 13, (with the exception of freon filled appliances, such as refrigerators, freezers, and air conditioners, which are not allowed to be discarded under any circumstances), shall be placed alongside or next to the waste dumpster.

15. The failure to do any act required under this regulation or any violation of this regulation, is hereby declared to be a misdemeanor, and upon conviction shall be punishable by a fine of not more than Two Hundred and No/100 Dollars (\$200.00). Each day any such violation or failure occurs or continues shall constitute a separate offense.

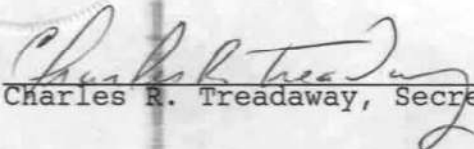
16. In the event any section or provision of this regulation is found to be unconstitutional, void, or inoperative by the final judgement of a court of competent jurisdiction, such defective provision, if any, is hereby declared severable from the remaining sections and provisions of this regulation, and such remaining sections and provisions shall remain in full force and effect. In this regulation, or nueter gender, shall each be deemed to include the others.

17. This regulation is adopted in accordance with Chapter 51, Sections 51.127 through 51.132, inclusive, of the Texas Water Code (V. T. C. A., Water Code).

Commodore Cove Improvement District


Mack A. Keeter, President

ATTEST:


Charles R. Treadaway, Secretary/Treasurer

REGULATION 10

This regulation is enacted in full compliance with all applicable law.

1. Bulkheads Required.

- a. Each owner of any interest in any lot adjoining a canal in the District shall cause the lot to have bulkheading that meets the standards of this regulation at each of the following times:
 - 1. When any interest in the lot is sold, transferred, conveyed, purchased, received, or acquired;
 - 2. When any improvement or structure is constructed, renovated, remodeled, or expanded upon the lot; and
- b. If any interest in a lot is sold in violation of subsection 2a, then each buyer of any interest in the lot shall cause the lot to have bulkheading that meets the standards of this regulation within sixty days after the sale. This paragraph shall not impair any obligation of any other person or any other obligation of the buyer under this regulation.
- c. For purposes of this section and of this entire regulation, an executory contract for conveyance of real estate (commonly called a “contract for deed”) shall be deemed a conveyance of the real estate at the time the contract is signed, even though the buyer has not yet finished paying for the real estate and has not yet received a deed to it. By including this type of conveyance, this subsection does not exclude any other type of conveyance.

d. Bulkhead Standards.

- 1. Except as provided in subsection 2, any bulkhead required by this regulation shall comply with the standards stated in this section.
 - a. Bulkheading shall be made of concrete, vinyl, or wood, and the sheets or boards shall interlock with each other.
 - b. Vinyl bulkhead sheeting shall be comparable to CMI (Crane Materials International) SG325 vinyl bulkhead sheeting.
 - c. Wood bulkheads are required to be 2X10 center match wood, tongue and grove. Wood bulkhead material must be treated to a minimum of 2.5 CCA for continuous saltwater immersion. Wood bulkheads shall have pilings with tie backs.
 - d. At least one whaler (a horizontal structural member located

at the top of the bulkhead) is required around the top portion of the bulkhead, held in place by tie backs. Wooden whalers that are not immersed in water shall be treated either to .60 CCA or equivalent or to a minimum of 2.5 CCA for continuous saltwater immersion.

- e. Adequate tie backs are required for the length of bulkhead. Tie backs are required to be hot dipped galvanized, stainless steel or comparable material for saltwater use. Tie backs shall be held in place by deadmen.
 - f. Bulkhead facing or sheeting shall have a vertical length no less than whichever of the following is taller: (1) ten feet; or (2) long enough to comply with the performance standards of this regulation. For example, bulkhead sheeting may need to be taller than ten feet in especially loose, sandy soil, or where a bulkhead is extended across a boat slip in order to eliminate the slip.
 - g. The height of all bulkheads shall be no less than the higher of the following: (1) high enough to prevent the bulkhead from being covered by water except during a tropical storm or hurricane; or (2) the average elevation of the lot, measured only along a line five feet behind the bulkhead and parallel to the bulkhead.
 - h. Backfill shall be maintained to a height of at least the top of the bulkhead, in order to help stabilize the bulkhead and to help drainage over it. Water shall not be allowed to accumulate or stand in the backfill.
 - i. The seams of all bulkheads are required to be tight enough to prevent bank soil from washing through the bulkheads into the canal system.
 - j. Bulkheading shall have no holes or gaps.
 - k. Bulkheading shall not be broken, rotted, or corroded to a degree that weakens its strength or effectiveness.
 - l. Bulkheads are required to be in an adequate state of repair to prevent erosion, sloughing, silt, or debris from the bulkheaded lot or from the bulkhead itself from being discharged into the adjoining canal
2. A person may request a variance from the standards in subsection (2)(d)(1) for materials only, but not for performance standards or any other provisions. The requestor shall describe the requested variance in a detailed writing that explains why the proposed standards are equal to or better than the standards described in subsection d1. If the District is satisfied that the proposed construction is as effective or more effective than the construction standards in

subsection 2(d)(1), then the variance shall be granted. The District's decision on the variance shall be in writing. Regardless of any other provision, the granting of a variance shall be within the sole discretion of the District, and the District shall never be required to grant a variance.

3. Inspections of Bulkheads.

a. Inspection Required.

1. No person shall do any of the following, unless the District has issued a valid, unexpired certificate stating that the bulkhead on the lot in question has been inspected under this regulation:
 - a. Sell, convey, transfer, broker, purchase, receive, or acquire any ownership interest in any lot adjoining a canal in the District; or
 - b. Cause any improvement or structure to be constructed, renovated, or expanded upon any lot adjoining a canal in the District.
2. The District shall inspect the bulkheading at a lot adjoining a canal in the District upon whichever of the following is earliest:
 - a. The completion of construction of a bulkhead at the lot;
 - b. The completion of the repair, renovation, replacement, or expansion of the bulkhead at the lot, to the extent that the cost of doing so exceeds twenty percent of the cost of bulkheading the entire lot with new bulkheading in compliance with this regulation; or
 - c. Sixty days after the start of any project described in paragraphs (a) or (b) immediately above, regardless whether the project is finished at that time.

An inspection required by this subsection 3(a)(2) is separate from an inspection under subsection 3(a)(1), and neither inspection excuses the other.

Each owner of any interest in the lot shall be legally responsible for obtaining any inspection required by this subsection 3(a)(2) of the bulkheading at that lot.

b. Procedure and Fee for Inspection.

1. A person may request in writing that the District inspect the bulkheading on a lot in which that person is or may become interested.
2. The request shall state the mailing address of the requestor.
3. The request shall include the inspection fee of Thirty Dollars (\$30.00), in a form of payment acceptable to the District. The inspection fee shall not be refundable under any circumstances.
4. Within five business days after the request for an inspection, the District shall cause the inspection to be done and shall mail an inspection report to the person who requested the inspection at the address given on the request.

5. If the District fails to mail or otherwise deliver the inspection report within that time, then the sale or construction may proceed as if the bulkheading had passed inspection, and such sale or construction shall not be a violation of subsections 2(a) or 2(b) of this regulation. However, this subsection shall not excuse the lot or any person from complying with all other provisions of this regulation. For example, having an inadequately bulkheaded lot shall still be a violation, even though this subsection prevents the sale or construction from being a violation.
6. The inspection certificate shall state either: (a) that the bulkheading meets the standards of this regulation; or (b) that the bulkheading fails to meet the standards of this regulation and why.
7. An inspection certificate is valid until the earlier of the following: (a) six months after it is issued; (b) tropical storm conditions are present in the District according to the National Weather Service or any department or division thereof; or (c) the bulkhead in question incurs damage or sudden failure (as distinguished from ordinary wear and tear) to a degree that the repair would cost more than twenty percent of the cost of replacing all bulkheading on the lot.
8. An inspection certificate under this regulation shall be used solely and only for the purpose of determining whether a sale of the lot or construction on the lot may proceed under this regulation. NO PERSON SHALL HAVE ANY RIGHT TO RELY ON AN INSPECTION CERTIFICATE HEREUNDER AS A GUARANTY, REPRESENTATION, OR WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE CONDITION OR ADEQUACY OF ANY BULKHEADING; RATHER, ANY PERSON SEEKING SUCH ASSURANCES MUST OBTAIN A PRIVATE INSPECTION. NO PERSON SHALL HAVE ANY RIGHT TO SUE THE DISTRICT, AND THE DISTRICT SHALL NO LIABILITY, BECAUSE OF ANY STATEMENT, OMISSION, OR ACT CONCERNING ANY INSPECTION OR INSPECTION CERTIFICATE BY THE DISTRICT.

4. Discharge of Soil, Silt, and Debris Prohibited.

Each person owning any interest in any lot adjoining a canal in the District shall prevent any discharge of soil, silt, or debris from the lot, any bulkhead of the lot, and from any structure on the lot from entering any canal in the District.

5. Pre-existing Adequate Bulkheads.

- a. If on the effective date of this regulation a lot in the District has an existing bulkhead that is adequate to prevent erosion, sloughing, silt, or debris from the bulkheaded lot or from the bulkhead itself from being discharged into the adjoining canal, then this regulation does not require such bulkhead to be modified or

- replaced, for so long as the bulkhead remains effective as described in this section.
- b. However, this regulation does require each owner of any interest in a lot with a bulkhead subject to this section to keep such bulkhead repaired so as to comply with this regulation.
 - c. If for any reason a preexisting bulkhead subject to this section is ever damaged or destroyed, to the extent that repairing the bulkhead would cost more than fifty percent of the price of a new bulkhead in compliance with this regulation, then the damaged bulkhead must be replaced with a new bulkhead in compliance with this regulation.
 - d. If a preexisting bulkhead authorized by this section is expanded, the expanded portion must fully comply with this regulation.
 - e. All repairs of a preexisting bulkhead must comply with this regulation, except that damaged or deteriorated parts may be replaced with the same materials as the existing bulkhead, rather than the materials required by this regulation. This subsection is not an exception to subsection 5(c), concerning extensive damage or deterioration.

6. Offenses and Penalties.

Any violation of this regulation shall be a Class C misdemeanor, punishable upon conviction by a fine of not more than \$500.00. Each day or portion of a day that any violation of this regulation continues or recurs shall be a separate offense. A violation hereof as to any lot shall be a separate offense from a violation hereof as to any other lot.

7. Defenses and Enforcement Procedures.

- a. A prosecution for a violation of this regulation shall not be filed in court, until sixty days after the District gives written notice of the violation to the owner of the lot in question, as of the date of the notice, as shown on the tax rolls of the District or of the Brazoria County Tax Assessor-Collector.
- b. It is an affirmative defense to prosecution under this regulation that the bulkheading is brought into compliance with this regulation within sixty days after the District gives notice under this section.
- c. It is an affirmative defense to prosecution under this section that:
 - i. Within sixty days after the District gives notice under this section, the District receives:
 - 1. A written, signed contract to bring the bulkheading into compliance with this regulation;
 - 2. A true, signed statement by the contractor that he cannot bring the bulkheading into compliance with this regulation within sixty days after the District gave notice under this section, and that neither the owner nor the customer (if different than the owner) has requested that the work be delayed beyond that sixty day period; and

- ii. The bulkheading is brought into compliance with this regulation within one hundred twenty days after the District gives notice under this section.

8. Civil Remedies and Penalties.

Any and/or all of the following civil remedies may be imposed for violation of any provision of this regulation: injunctive relief, declaratory relief, monetary damages, attorney's fees and all other expenses incurred in enforcing the District's rights or the violator's obligations or liabilities, costs of court, interest as provided by law, and all other remedies at law or in equity.

9. Cumulative Remedies/No Election of Remedies.

All remedies and penalties in favor of the District or against any person other than the District under this regulation and any other law are cumulative. The pursuant or receipt by the District of any one or more penalties or remedies shall not constitute an election of remedies, and shall not prevent the District from pursuing and receiving any and all other remedies and penalties.

10. Nonwaiver.

The failure or omission of the District, upon one or more occasions, to enforce any right, obligation, or remedy under this regulation or any other law shall never be construed as a waiver of the District's rights to strictly enforce such right, obligation, or remedy, and the District may resume such strict enforcement without advance notice.

11. Nonwaiver of Immunity

Nothing in this regulation shall ever be construed as a full or partial waiver of governmental immunity, official immunity, or any other immunity of the District or its officers, agents, employees, or representatives.

12. Other Regulations and Conflicting Terms.

In the event of a conflict of terms either within this regulation or between this Regulation and any other law, the more restrictive provision shall govern and control.

13. Repeal of Prior Regulation. T

This regulation repeals and replaces Regulation 3 of the District and the entire regulation concerning bulkheads that was enacted by the District on August 12, 2010. However, Regulation 3 of the District shall remain in effect as to any violation thereof committed before the effective date of this regulation. Except as specifically provided therein, all other regulations and portions of regulations of the District shall remain in full force and effect.

14. Recording in Official Records.

The President of the District is authorized and instructed to record this regulation in The Official Records of Real Property of the Brazoria County Clerk.

15. Severance.

If any part of this regulation, of whatever size, is ever declared invalid or unenforceable for any reason, the remainder of this ordinance shall remain in full force and effect.

16. Effective Date.

This regulation shall be effective beginning on the sixtieth day after it is enacted.

Read, Approved, and Enacted by the Board of Directors of Commodore Cove Improvement District on this date: August 23, 2010.

COMMODORE COVE IMPROVEMENT
DISTRICT

By: _____

Michael Luycx, President

ATTEST:

By: _____

Floyd Winkler, Jr., Secretary

August 15, 2024

To: Hide Away on the Gulf/Commodore Cove Improvement District Property Owners

Re: Dredging Fee and Reminders

All Homeowners/Lot Owners:In 2022 CCID had the canals dredged. The cost was funded through CCID dredging funds and property owner's tax payments. As property owners, we are in charge of rebuilding the future dredging fund. It has been decided by the board that the next dredging will be funded by property owners based on a charge per lot/per month. Each property owner will be charged \$10.00 per lot per month to rebuild this fund. You will see the charge included in your water bill due in October 2024. Property owners' who are not connected to water service will receive a yearly invoice with the option to pay quarterly or yearly.

Property Owner Reminders:Consider turning your water off when you leave your house for more than a couple of days. Customers have had water leaks, left hoses on, had toilets leaking and cracked pipes and not know until they return. This is for your own financial protection. These leaks add up on a water bill.

Before a hurricane or tropical storm, tie your garbage bin to a piling in order to keep it at your house and prevent it from blowing over. The garbage company will charge us for replacing missing garbage bins and that charge will be forwarded to the residents.

There is a possibility that the booster pumps that run our water will be shut down before or during a storm surge (flood) to prevent the pumps from being flooded out and ruined. The water came within a couple of feet of the pumps this past hurricane storm surge. We are forewarning residents that we will not always leave the pumps running if there is predicted high storm surge.

Grass should be blown toward your yard to minimize grass that blows into the canals. Please remind your lawn service to avoid blowing cuttings into the canal. There have been complaints about large amounts of floating grass in the canals. This grass settles to the bottom and over the years builds up in the canal.

Thank you for support and please call if you should have any questions.

Commodore Cove Improvement District Board of Directors

Annual Drinking Water Quality Report

COMMODORE COVE IMPROVEMENT DISTRICT

Public Water System ID: TX0200033

We are pleased to present to you the Annual Water Quality Report (Consumer Confidence Report) for the year, for the period of January 1 to December 31, 2025. This report is intended to provide you with important information about your drinking water and the efforts made by the water system to provide safe drinking water. Este reporte incluye información importante sobre el agua para tomar. Para asistencia en español, favor de llamar al telefono (XXX) XXX-XXX.979-233-8782

For more information regarding this report, contact:

Name: Floyd Winkler

Phone: 979-233-8782

Sources of Drinking Water

COMMODORE COVE IMPROVEMENT DISTRICT is Ground water.

Our water source(s) and source water assessment information are listed below:

Source Name		Type of Water	Report Status	Location
1 - PLUGGED	INSIDE BLDG	Ground water	yes	Commodorecoveimprovementdistrict.gov
2 - CR 792 / ANCHOR RD (GST)	CR 792 / ANCHOR RD (GST)	Ground water	yes	Commodorecoveimprovementdistrict.gov
3 - CR 792 / ANCHOR RD (AT BLDG)	CR 792 / ANCHOR RD (AT BLDG)	Ground water	yes	Commodorecoveimprovementdistrict.gov

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPAs Safe Drinking Water Hotline at (800) 426-4791. Contaminants that may be present in source water include:

A service line inventory has been prepared and can be accessed at CCID, 103 Anchor Drive, Freeport, Tx 77541.

Microbial Contaminants - such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.

Inorganic Contaminants - such as salts and metals, which can be naturally-occurring or result from urban stormwater runoff, industrial, or domestic wastewater discharges, oil and gas production, mining, or farming.

2025 Consumer Confidence Report - COMMODORE COVE IMPROVEMENT DISTRICT Public Water Supply ID: TX0200033

Pesticides and Herbicides - which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.

Organic Chemical Contaminants – including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.

Radioactive Contaminants – which can be naturally-occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Some people may be more vulnerable to contaminants in drinking water than the general population.

Contaminants may be found in drinking water that may cause taste, color, or odor problems. These types of problems are not necessarily causes for health concerns. For more information on taste, odor, or color of drinking water, please contact the system's business office.

Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbial contaminants are available from the Safe Drinking Water Hotline (800-426-4791).

Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is primarily from materials and parts used in service lines and in home plumbing. COMMODORE COVE IMPROVEMENT DISTRICT is responsible for providing high quality drinking water and removing lead pipes but cannot control the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time. You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly. Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for a longer period. If you are concerned about lead in your water and wish to have your water tested, contact COMMODORE COVE IMPROVEMENT DISTRICT at 979-233-8782. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at <https://www.epa.gov/safewater/lead>.

In the tables below, you will find many terms and abbreviations you might not be familiar with. To help you better understand these terms, we've provided the following definitions:

Action Level (AL): The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Action Level Goal (ALG): The level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.

Level 1 Assessment: A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

Level 2 Assessment: A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

Maximum Contaminant Level or MCL: The highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal or MCLG: The level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum residual disinfectant level goal or MRDLG: The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Maximum residual disinfectant level or MRDL: The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Treatment Technique or TT: A required process intended to reduce the level of a contaminant in drinking water.

Variances and Exemptions: State or EPA permission not to meet an MCL or a treatment technique under certain conditions.

Avg: Average - Regulatory compliance with some MCLs are based on running annual average of monthly samples.

RAA: Running Annual Average.

LRAA: Locational Running Annual Average.

mrem: millirems per year (a measure of radiation absorbed by the body).

ppb: micrograms per liter (ug/L) or parts per billion - or one ounce in 7,350,000 gallons of water.

ppm: milligrams per liter (mg/L) or parts per million - or one ounce in 7,350 gallons of water.

picocuries per liter (pCi/L): picocuries per liter is a measure of the radioactivity in water.

na: not applicable.

Disinfectant Residual

All public water systems in Texas are required to disinfect drinking water to ensure control of microbial contaminants. Disinfectants are water additives used to control microbes.

Disinfectant	Year	Average Level	Unit	Range	MRDL/MRDLG Goal
Free Chlorine	2025	.46	Mg/L	.36-.63	4/4

Regulated Contaminants

In the tables below, we have shown the regulated contaminants that were detected. Chemical Sampling of our drinking water may not be required on an annual basis; therefore, information provided in this table refers back to the latest year of chemical sampling results.

Lead and Copper	Period	90TH Percentile: 90% of your water utility levels were less than	Range of Sampled Results (low - high)	Unit	AL	Sites Over AL	Typical Source
COPPER, FREE	2024	0.284	0.0038 - 0.543	ppm	1.3	0	Corrosion of household plumbing systems; Erosion of natural deposits; Leaching from wood preservatives
LEAD	2024	0.6	0 - 1.1	ppb	15	0	Corrosion of household plumbing systems; Erosion of natural deposits

Disinfection Byproducts	Sample Point	Period	Highest LRAA	Range	Unit	MCL	MCLG	Typical Source
TOTAL HALOACETIC ACIDS (HAAS)	1675 BLUE WATER DR, FREEPORT	2025	10	13.5	ppb	60	0	By-product of drinking water disinfection
TTHM	1675 BLUE WATER DR, FREEPORT	2025	424	868	ppb	80	0	By-product of drinking water chlorination

Regulated Contaminants	Collection Date	Highest Value	Range	Unit	MCL	MCLG	Typical Source
ARSENIC	4/18/2024	6.9	6.9	ppb	10	0	Erosion of natural deposits; Runoff from orchards; Runoff from glass and electronics production wastes
BARIUM	4/18/2024	0.417	0.417	ppm	2	2	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits
CYANIDE	2/14/2023	110	110	ppb	0	200	Discharge from steel/metal factories; Discharge from plastic and fertilizer factories
DIBROMOCHLOROMETHANE	12/16/2025	238	8.1 - 238	UG/L	0	0.06	
FLUORIDE	4/18/2024	0.71	0.71	ppm	4	4	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories

NITRATE	4/28/2025	0.05	0.05	ppm	10	10	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits
SELENIUM	4/18/2024	9.4	9.4	ppb	50	50	Discharge from petroleum and metal refineries; Erosion of natural deposits; Discharge from mines
Radiological Contaminants	Collection Date	Highest Value	Range	Unit	MCL	MCLG	Typical Source
COMBINED RADIUM (-226 & -228)	2/22/2022	2.53	2.53	pCi/L	5	0	Erosion of natural deposits
GROSS BETA PARTICLE ACTIVITY	4/28/2025	4.2	4.2	pCi/L	50	0	Decay of natural and man-made deposits.

Violations

During the period covered by this report we had the below noted violations.

Violation Period	Analyte	Violation Type	Violation Explanation
4/1/2025 - 6/30/2025	TTHM	MCL, LRAA	Locational running annual average was greater than MCL
7/1/2025 - 9/30/2025	TTHM	MCL, LRAA	Locational running annual average was greater than MCL
10/1/2025 - 12/31/2025	TTHM	MCL, LRAA	Locational running annual average was greater than MCL

Additional Required Health Effects Language:

Some people who drink water containing cyanide well in excess of the MCL over many years could experience nerve damage or problems with their thyroid.

Some people who drink water containing trihalomethanes in excess of the MCL over many years may experience problems with their liver, kidneys, or central nervous systems, and may have an increased risk of getting cancer.

While your drinking water meets EPA's standard for arsenic, it does contain low levels of arsenic. EPA's standard balances the current understanding of arsenic's possible health effects against the costs of removing arsenic from drinking water. EPA continues to research the health effects of low levels of arsenic which is a mineral known to cause cancer in humans at high concentrations and is linked to other health effects such as skin damage and circulatory problems.

There are no additional required health effects violation notices.

Commodore Cove Improvement District

Revised October 2024 Water Rate Schedule

CCID is amending the charges of the base rate for water, sewer and garbage service to **\$95.50** without any late fees. This includes a **\$10.00** dredging fee (\$10 per lot per month). EMS/Fire is a \$2.50 voluntary fee.

Water Rates

The water rates for each connection shall be billed as follows:

Gallons Used Rate

0 to 5000 gallons of water --**\$28.00** Minimum

5001 to 10,000 gallons ----- \$3.50 for each additional 1000 gallons

10,001 or more ----- \$5.00 for each additional 1000 gallons

Sewer Rates

The sewer rate for each connection shall be billed as follows:

Gallons Used Rate

0 to 5000 gallons of water ---**\$57.50** Minimum (Includes Garbage Costs)

5001 to 10,000 ----- \$3.50 for each additional 1000 gallons

10,001 or more ----- \$5.00 for each additional 1000 gallons

Dredging Fee-----**\$10.00** per month per lot owned

Other Water Service Related Fees

Water deposit ----- \$150.00 Balance required on water service account

Transfer fee --- Whenever any property changes ownership --- \$100.00

Bulkhead Inspections --\$50.00 Completed prior to selling or purchasing home or property

Sewer tap fee ----- \$300.00 (New construction)

Water tap fee ----- \$350.00 (New construction)

Disconnect fee ----- \$50.00 (for non-payment or agreement enforcement)

Connect fee ----- \$50.00 (for non-payment or agreement enforcement)



Main 979.864.4600 ♦ 10310 FM 523 ♦ Angleton, Texas 77515

Dear Hide-A-Way on the Gulf Resident,

We are excited to continue as your Waste Collection Provider. At this time we would like to send out this reminder of your solid waste services. As always we will only service existing carts. We utilize an automated truck to collect carts. If additional carts are needed to accommodate extra volume, please call our office at 979-864-4600 for more information. There will be an additional \$15.00 per month charge associated with the extra carted service.

Your residential service day will continue to be **Monday** of every week. We ask that you place your trash cart within 5 ft. of the roadway by 7:00 a.m. on your service day to ensure pickup. Also please keep your cart 4 ft. from any obstacles. The cart should be facing the street as shown in the picture below. **Only trash inside the 95 gallon Waste Connection container will be picked up on your regular service day. Extra trash outside of the cart will not be picked up.**

Waste Connections will also provide Heavy Trash/Brush pickup year round **every other Thursday** starting in April 2019. There is a 4 yard limit per service. Waste exceeding 4 yards can be hauled to the landfill by home owner / tenant at landfill cost and or Waste Connections can haul it away at \$20.00 per yard. These items must also be placed within 5ft of the road and be easily accessible by 7:00 a.m. Below is a list of items we do not accept:



Tires	Brick
Construction Material	Special Waste
Concrete / Rock	Oils / Gasoline
Dirt	Paint
Hazardous Waste	
Batteries	
Chemicals	

Spring is in the air and Waste Connections is ready to serve you. We offer Roll off containers for those much needed clean outs and or construction projects. We are happy to help. Call us today for a quote! We also provide Commercial dumpster services for your business needs. 979-864-4600

We look forward in continuing to service Hide-A-Way on the Gulf residents. Should you have any questions or concerns feel free to call our local office at 979-864-4600.

Sincerely,

Waste Connections of Texas