



STATE OF TEXAS §  
COUNTY OF GILLESPIE §

2022 AMENDMENT OF RULES AND REGULATIONS  
OF  
HERITAGE HILL COUNTRY ASSOCIATION, INC.

**Document reference.** Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions for Heritage Hill Country, filed as Document No. 985615, Vol. 360 Page 551 in the Real Property Records of Gillespie County, Texas (together with all amendments and supplemental documents thereto, the "Declaration").

Reference is further made to the Recordation and Amendment of Rules and Regulations of Heritage Hill County Association, Inc., filed as an attachment to Document No. 20115176, and to a 2012 rule amendment filed in document no. 20122930, and to a 2017 rule amendment filed in document no. 20173239 all in the Official Public Records of Gillespie County, Texas (together with all amendments

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Heritage Hill Country Association, Inc. (the "**Association**");

WHEREAS the Association, acting through its board of directors (the "**Board**"), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Article VI, Section 1 (a) of the Declaration and/or State law, and has previously adopted the Rules;

WHEREAS the Board has voted to adopt the additional Rules attached as **Clubhouse Use Policy** to supplement the previously adopted rules;

THEREFORE the Rules attached as **Clubhouse Use Policy** have been, and by these presents are, ADOPTED and APPROVED.

Subject solely to the amendments contained in **Clubhouse Use Policy**, the rules remain in full force and effect.

HERITAGE HILL COUNTRY ASSOCIATION, INC.  
Acting by and through its Board of Directors

Signature: Nancy Hiner

Printed Name: Nancy Hiner

Title: President

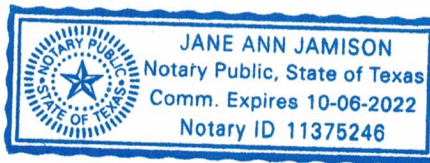
Exhibit: **Clubhouse Use Policy** Amended March 3, 2022  
[Notary Block on Following Page]

**Acknowledgement**

STATE OF TEXAS                      §

COUNTY OF GILLESPIE              §

This instrument was executed before me on the 4<sup>th</sup> day of  
March, 2022 by Nancy Hiner in the capacity stated above.



Jane Ann Jamison  
Notary Public, State of Texas

## Heritage Hill Country Association, Inc. Clubhouse Use Policy

The Clubhouse is intended for the use and enjoyment of the residents and their guests. Use of the exercise equipment is at the risk and responsibility of the user, and by the virtue of such use the user holds the Heritage Hill Country Association, Inc. (Association) harmless from any claim of damage, injury or death. Residents are responsible for all actions of their guests while in our Clubhouse or our development and will be charged for any costs associated with a guest's actions.

1. Normal Clubhouse hours are from 6:00 AM to 8:00 PM, however, arrangements can be made for the Clubhouse to remain open longer if needed for an event.
2. Children under 18 years of age must be under close adult supervision at all times. No children are allowed in the Clubhouse during dances, poker and blackjack activities. Children under the age of 18 are not permitted in the exercise room or loft.
3. No one under the age of 21 may be served or consume alcoholic beverages at any time.
4. Smoking, including e-cigarettes, is not permitted within any area in the Clubhouse or within 25 feet of any Clubhouse door, nor is it permitted on or within 25 feet of the Clubhouse deck or within the pool area or within 25 feet of the pool area.
5. The selling of products or services and/or the solicitation of customers and/or clients or business associates by brokers, agents, product or service representatives/salespersons, is strictly prohibited without prior written Board authorization.
6. Association sanctioned functions may use kitchen appliances, dishes, silverware and utensils, however, all items must be washed, dried and returned to their proper place. Tablecloths may be used but must be washed, folded and put away after event. Private functions have use of the facilities and tables only. Folding tables and extra chairs utilized must be returned to their storage areas as they were found. All furniture, counters, floors and appliance surfaces must be returned to their original condition. Leftover food and drink must be removed. Trash must be taken out and new trash bags put in trash cans.
7. Depending on the size of the event, great room furniture may be temporarily moved into the exercise room, but it cannot interfere with access to and use of the gym equipment. An Association employee will move all great room furniture and return it to its place after the event. Private functions are charged \$300 for this service.
8. For Association sanctioned events maximum attendance is 80 people for a sit down dinner and 120 people otherwise, excluding July 4, Thanksgiving and Christmas. Private functions have a maximum attendance of 50 people.
9. Decorations may be used, but nails, thumb tacks, fishing line, tape, etc., may not be used on walls, doors, windows or woodwork. Care must be taken to avoid/prevent the marring or damaging of any woodwork, walls, floors and furniture surfaces. The clubhouse will be inspected prior to and after the event. The event sponsor is responsible for restoring the clubhouse to its prior condition.
10. Wearing of swimsuits in the Clubhouse is not allowed, except in the restrooms.
11. Bicycles, tricycles, scooters, skateboards, roller blades or skates are to be used only on the streets and on designated fitness trails (with caution and yielding to foot traffic). They are not permitted in the Clubhouse, on the Clubhouse deck or walkways around the clubhouse. Racing and reckless handling of bicycles, tricycles, scooters, skateboards, roller blades or skates is not permitted.

HHC Clubhouse Use Policy (Rev. 03/03/2022)



**FILED AND RECORDED  
OFFICIAL PUBLIC RECORDS**

*Mary Lynn Rusche*

Mary Lynn Rusche, County Clerk

Gillespie County Texas

March 04, 2022 11:40:52 AM

FEE: \$34.00 LBROWN  
AMEND

**20221537**

# Gillespie County Clerk's Office

MARY LYNN RUSCHE, COUNTY CLERK

(830) 997-6515

(830) 997-9958 Fax



101 W. Main, Unit #13, Room 109, Fredericksburg, Texas 78624

DATE: MAR 10 2022

Enclosed please find the following recorded instrument(s):

Register Number(s) 20221537

We appreciate the opportunity of being of service to you.

Mary Lynn Rusche  
County Clerk