

RESOLUTION OF
LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.

*Regarding Ratification of
Pool Access and Use Policy
for the Purpose of Filing
in the County Real Property Records*

DATED:, _____, _____, 2021.

STATE OF TEXAS §

§

COUNTY OF HARRIS §

I, _____ of Lakes of Pine Forest Homeowners Association, Inc. (the "Association"), do hereby certify that at a regular meeting of the Board of Directors of the Association, which was held on the ____ day of _____, 2021, with a quorum present and remaining throughout, and being duly authorized to transact business, the following resolution for the ratification of the Pool Access and Use Policy for the purposes of filing in this County's Real Property Records, was duly made and approved.

WHEREAS, the Association is a Texas non-profit corporation governed by the Texas Property Code;

WHEREAS, the Pool Access and Use Policy, attached hereto as Exhibit "A", is hereby ratified for the purpose of filing in this County's Real Property Records;

IT IS, HEREBY, RESOLVED that the Board of Directors of the Association unanimously adopts this formal resolution for the purpose of filing the aforementioned document in this County's Real Property Records.

Dated: _____, _____,

STATE OF TEXAS §

§

COUNTY OF HARRIS §

ACKNOWLEDGMENT

This instrument was acknowledged before me on the ____ day of _____, 2021, by _____ as _____ of Lakes of Pine Forest Homeowners Association, Inc., on behalf of said corporation.

Notary Public in and for the State of Texas

POLICY RESOLUTION OF
LAKES OF PINE FOREST HOMEOWNERS ASSOCIATION, INC.

DATED: , 2021

WHEREAS, Lakes of Pine Forest Homeowners Association, Inc. is a Texas Non-Profit Corporation governed by the Texas Property Code, and more specifically Chapter 202, *et. seq.*; and

WHEREAS, Lakes of Pine Forest Homeowners Association, Inc. is given authority to promulgate a Policy to regulate operation and installation of Association pools under Texas Property Code § 202.019 *et seq.* as well as by Article VI of the By-Laws for Lakes of Pine Forest Homeowners Association, Inc.

Said Policy regarding the aforementioned items and improvements stating as follows:

POOL USE AND ACCESS POLICY

- 1.1 **Generally:** The pool is for owners, residents, and their guests only. Owners are responsible for the conduct of their guests, tenants, and their tenant's guests. All residents are responsible for the conduct of their guests. Failure to comply with the following rules for the pool may result in suspension of a resident's use of these facilities, costs incurred or fines being levied.
- 1.2 **Access:**
 - 1.2.1 **Pool Pass Required:** A Pool Pass, issued by the Association, will be required to access the Association's pool. Non-owner residents are required to register their name(s) with the Association.
- 1.3 **Rules of Use:**
 - 1.3.1 An adult must accompany children under fourteen (14) years of age. Adult residents only are entitled to a maximum of SIX (6) GUESTS per home unless prior written approval is received from the Association. Unaccompanied minors are not allowed guests. All guests must be accompanied by a resident. Violating any of these Rules will result in all guests being requested to leave, and may result in the suspension of the resident's common area access rights.
 - 1.3.2 No running or horseplay is permitted around the pool. No activity is permitted in the pool area which shall create loud or objectionable noise or otherwise impair, limit or disturb other owners, tenants and guests in the pool area or surrounding areas, including but not limited to profanity, obscene gestures, and physical violence.
 - 1.3.3 No diving is allowed. Nothing determined to be a "dangerous entry" into the pool is allowed.

- 1.3.4 Proper pool attire is required. Swimsuits only - no cutoffs or pants in pool. Jumping into the pool fully clothed is not permitted.
- 1.3.5 No glass containers, bottles, plates or cups are allowed in pool area. All personal items and trash are to be removed when leaving pool area.
- 1.3.6 No alcoholic beverages of any kind are allowed in or around the pool area at any time. Any person suspected of using alcohol shortly before or during a visit to the Facilities will be asked to leave.
- 1.3.7 No pets are allowed in pool or pool area.
- 1.3.8 No smoking, eating, or drinking are permitted in the pool area, except that non-alcoholic beverages are permitted on the pool deck, provided that the trash is discarded in trash receptacles.
- 1.3.9 All trash, paper, etc. must be removed upon leaving pool area.
- 1.3.10 Noise and music will be kept at a reasonable level, and/or according to the local Ordinances.
- 1.3.11 Pool hours will be posted at or near the entrance to the pool area. Pool hours are subject to change without notice. The pool gate must remain closed at all times.
- 1.3.12 Coins and other objects which may cause damage to pool equipment are not to be thrown into the pool.
- 1.3.13 Bicycles, large toys, roller-skates, skateboards, wheeled vehicles or other inappropriate items are not allowed in the pool area.
- 1.3.14 Children in diapers must wear rubber swim pants. This prevents the spread of E-coli bacteria from fecal deposits. This also applies to the children's pool.
- 1.3.15 One (1) long whistle blast signifies the immediate exiting of the pool. This activates the Emergency Action Plan indicating that a guard has entered the water.
- 1.3.16 Lifeguards are the definitive last word in regards to enforcing the rules of the Facilities. The goal is to provide a safe, simple and secure plan worthy of an aquatic atmosphere. Those not adhering to lifeguard recommendations put themselves and others in compromising situations and will be asked to leave.
- 1.3.17 Any cost due to damages to the pool area will be billed to the Owner's account. This includes pool furniture, deck pool equipment, etc. Owners and residents are responsible for the conduct of their guests.

- 1.3.18 Violations of the pool rules will result in fines. Two fines in one pool season may result in a suspension of use rights.

1.4 Other Provisions

- 1.4.1 All residents and guests must sign in when they enter the Facilities, allowing the Association's pool company to keep track of the number of patrons in the pool area in the event of an emergency.
- 1.4.2 The pool may not be reserved for private parties.
- 1.4.3 Possession of handgun or weapon is prohibited in the pool area under authority of the Texas Concealed Handgun Permit Law, Texas Civil Statutes, Article 4413. Violators will be prosecuted.

1.5 Children's Pool

- 1.5.1 Children over 42" tall are not allowed to use the children's pool. These pools are designed so a person under 42" tall can stand with their head fully above water. Parents/guardians are welcome to participate with their children. However, these smaller pools are not designed to accommodate heavy bather loads, thus participation will be monitored. Children in diapers must wear rubber swim pants at all times.

These guidelines are supplementary and are in addition to any and all other covenants, conditions, restrictions, rules, and guidelines in effect for the Association.

THEREFORE, BE IT RESOLVED THAT, Lakes of Pine Forest Homeowners Association, Inc. adopts a uniform Policy to apply to all Unit Owners within Lakes of Pine Forest Homeowners Association, Inc.;

DRAFT

BE IT FURTHER RESOLVED THAT, the Policy approved by this resolution touches and concerns all Lots within Lakes of Pine Forest Homeowners Association, Inc. and shall run with the land to all subsequent Owners of said Lots;

The Board of Directors of Lakes of Pine Forest Homeowners Association, Inc. hereby memorializes in its minutes its formal resolution providing a uniform policy for all lots within Lakes of Pine Forest Homeowners Association, Inc.

AFTER RECORDING, RETURN TO:

LAMBRIGHT ★ MCKEE

940 Corbindale Rd.
Houston, Texas 77024

DRAFT