

LOHMANS CROSSING ESTATES HOMEOWNERS ASSOCIATION

Amenities Rules and Reservation Application

RESERVATIONS – Only Members of the Lohmans Crossing Estates Homeowners Association (the “HOA”) are eligible to reserve the historic cabin, pool, tennis courts, and park (the “Amenities”) and must make reservations and obtain prior written approval of the HOA. Reservations must be made in writing to the HOA at least five (5) days and no more than ninety (90) days in advance of party date.

Use of the Amenities is restricted to HOA Members and their accompanied guests and may be prohibited if Member’s previous use resulted in damages or abuse of Amenities, if Member is not in compliance with the HOA Restrictions and Rules, or if Member is delinquent in payment of assessments.

Please note that your reservation of the Amenities does not exclude other Members and their accompanied guests from use of the Amenities. Reservations allow the HOA to schedule event times and dates that do not conflict with each other.

HOURS OF OPERATION – Daily operating hours are 6:00 a.m. to 9:30 p.m. unless otherwise posted.

Reservations times are to be specified on the application form.

NUMBER OF GUESTS – The maximum number of guests for any one event is 20.

COSTS – There is not a user fee currently. However, a deposit of \$100 per event is required. These fees must be paid at time of application. The Reservation Application will be considered incomplete without payment. The deposit will be refunded if the Amenities are not used due to inclement weather or if written cancellation is received in Association office 24 hours in advance. The deposit will be refunded if there is no damage as a result of the event, the area is returned in the same condition as it was received prior to the event, vacated by the curfew time, and all Rules are observed.

RULES – Users are required to observe all the Rules of the HOA, including, but not limited to, the following:

1. The Member making the reservation must be present for the duration of the event.
2. Warning – No lifeguard on duty. Swimming and use of all Amenities is at your own risk.
3. No diving, somersaults, back dives, cannon balls, preacher seats, can openers, or similar type of entries from the edge of the pool.
4. Children under the age of 15 are prohibited from using the pool without adult supervision.
5. Proper swimwear must be worn at all times.
6. Sealed swimming diapers are required to be worn by children who are not toilet trained.
7. The gate to the pool area must be closed and latched at all times. Do not prop the gate open.
8. Adults are encouraged not to swim alone.
9. Absolutely no glass containers allowed in the pool area.
10. No alcohol, tobacco, drugs, fireworks or weapons of any kind whatsoever allowed inside the cabin or inside the fenced pool area.
11. No running, horseplay, or other unsafe and disorderly activities allowed.
12. No pets (other than guide dogs), bicycles, skateboards or in-line skates allowed within the pool and tennis courts fences. Children’s strollers are permitted.
13. Nuisances, such as loud music and inappropriate behavior, are prohibited.
14. Open fires and cooking are strictly prohibited.
15. The pool furniture is to remain in the fenced pool area and out of the swimming pool.
16. No eating and drinking except in the areas provided with tables and chairs (shaded area, covered patio and fixed metal tables and benches). Absolutely no food or drinks allowed in the fenced pool area.

17. Dispose of all litter! Please use the garbage cans and recycle cans. Keeping this area clean is everyone's responsibility. Members are required to remove all trash and clean any messes created by their event. You must remove from the premises everything you brought into the Amenities.
18. No one shall knowingly enter the pool and fenced pool area while suffering from any contagious diseases.
19. Report any pool contamination immediately to the HOA Manager.
20. Violations of the Rules and interference with the enforcement of the Rules may result in the assessment of fines and other penalties.
21. Damages to the Amenities and any other property owned by the Association may result in the assessment of repair and replacement costs, fines and other penalties.
22. Signs, banners, balloons or decoration will be allowed to be tied to any existing structure, such as the fences and historic cabin. Staples, nails, tacks, screws, glue, tape, adhesives are strictly prohibited. All decorations must be completely removed at the end of the event.
23. The Member making reservation of the Amenities is responsible for any damage they, their guests, or their children cause while using any of the Amenities and for cleaning up any mess or trash created by them prior to leaving the area.
24. The community manager may deny access to the Amenities at any time due to occupancy limits, weather, pool condition or if maintenance is required.
25. At the discretion of the HOA Manager and as approved by the Management Committee of the HOA, certain periods of the normal open swim hours may be set aside for specialized activities. These activities will be open to all interested residents. Scheduled times for these activities will be posted.
26. Use of Amenities may be denied if HOA fees or other due amounts remain unpaid.
27. Violations of these Rules and interference with the enforcement of these Rules may result in (a) temporary revocation of Member privileges, (b) suspension of Member privileges, (c) fines or assessments, and/or (d) legal action against the violator.

Please submit your Reservation Application and deposit to:

Lohmans Crossing Estates HOA
5900 Shepherd Mountain Cove, #2 - 275
Austin, Texas 78730

Alternatively, for your convenience, the Reservation Application may be emailed to admin@camanagers.com. You must mail your deposit on the same day your Reservation Application is submitted to the HOA at the address above to ensure that the application has been approved before authorizing the designated Trustee to release the key to the cabin to the Member.

The cabin key must be returned to the designated Trustee (as noted in the Reservation Application below) within twelve hours of the event's conclusion. This Trustee will inspect the facilities and report to the HOA to refund your deposit according to the Rules.

At all times remember that the cabin is a structure of historical significance. As such, treat it with respect and care. Please be considerate of your neighbors who live near the Amenities. Do not block access to their driveways, or allow litter from your party to drift into their yards.

Park & Historic Cabin address: Lohmans Crossing Estates – 500 ½ Ladin Lane, Austin, TX 78734

LOHMANS CROSSING ESTATES HOMEOWNERS ASSOCIATION

MEMBER NAME

HOME PHONE

CELL PHONE

ADDRESS

DATE(S) OF RESERVATION

TIME RESERVATION STARTS AND ENDS

NUMBER OF ANTICIPATED GUESTS

AMENITY TO BE RESERVED (Please specify pool, tennis courts, historic cabin, and/or park)

Lohmans Crossing Estates Park & Historic Cabin Address – 500 ½ Ladin Lane, Austin, TX 78734

I have read, understand, and agree to abide by the Rules for use of the Amenities.

Signed: _____ Date: _____
(Must be signed and dated by Member requesting reservation.)

For Association Use Only

Following a review of your Application, the Association:

☐ Approved.

☐ Disapproved your request at this time because of the following reason(s):

Signed: _____ Date: _____
Association Manager

NAME AND CONTACT INFO OF DESIGNATED TRUSTEE FOR KEY TO CABIN