



ADDITIONAL DEDICATORY INSTRUMENT
for
LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared Christopher J. Archambault who, being by me first duly sworn, states on oath the following:

“My name is Christopher J. Archambault, I am over twenty-one (21) years of age, of sound mind, capable of making this affidavit, authorized to make this affidavit, and personally acquainted with the facts herein stated:

I am the attorney for LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC. Pursuant with Section 202.006 of the Texas Property Code, the following documents are copies of the original, official documents from the Association’s files, which are kept in the normal course of business, by the custodian of records.

1. Resolution Adopting the Community Manual;

Dated this 24th day of April, 2025.

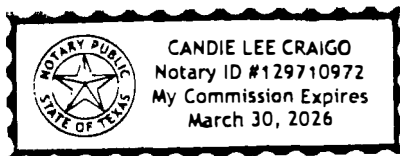
LAKES OF BELLA TERRA COMMUNITY
ASSOCIATION, INC.

By: *Christopher J. Archambault*

Name: Christopher J. Archambault
Attorney for LAKES OF BELLA TERRA
COMMUNITY ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

THIS INSTRUMENT was acknowledged before me on this 24th day of April, 2025, by the said Christopher J. Archambault, Attorney for Lakes of Bella Terra Community Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Candie L. Craig
Notary Public, State of Texas

**LAKES OF BELLA TERRA COMMUNITY ASSOCIATION, INC.
RESOLUTION ADOPTING THE COMMUNITY MANUAL**

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, Lakes of Bella Terra Community Association, Inc. , a Texas non-profit corporation (“**Association**”) is the governing entity for Lakes of Bella Terra, a neighborhood in Fort Bend County, Texas (hereinafter referred to as the “**Subdivision**”), subject to the Lakes of Bella Terra Declaration of Covenants, Conditions, and Restrictions, recorded in the Real Property Records of Fort Bend County under Clerk’s File No. 2007008483, together with any amendments thereto (hereinafter collectively referred to as the “**Declaration**”); and

WHEREAS, Article VIII, Section 3(f), the Declaration of the Association, acting through its Board of Directors (“**Board**”) may adopt and amend rules regulating the use of common elements within the Subdivision; and

WHEREAS, pursuant to the Declaration and Texas Property Code, the Board desires to establish this Resolution Adopting the Community Manual (“**Community Manual**”) to promote Members’ overall health and safety within the Subdivision; and

WHEREAS, pursuant to the authority assigned to the Association in the Declaration and Texas Property Code, the Board hereby promulgates the following Community Manual which may be amended from time to time by the Association’s Board of Directors.

NOW THEREFORE, to give notice of the matters set forth herein, the undersigned, on behalf of the Association, does hereby certify that at least a majority of the Members of the Board approved the adoption of this Resolution as further outlined below, to be effective upon recordation in the Real Property Records of Fort Bend County, Texas.

CERTIFICATION

The Association’s Board, in compliance with the Association’s Bylaws and the Texas Property Code, hereby adopts this Community Manual to be effective upon recording with the Fort Bend County Real Property Records.

**Lakes of Bella Terra Community
Association, Inc.**

By: Roberta Jones

Name: Roberta Jones

Position: Secretary



COMMUNITY MANUAL

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Facilities & Amenities Access Rules

The Lakes of Bella Terra Facilities and Amenities are open to their guests and may require a fob for access. Application forms must be completed and submitted to the Management office, located at 11620 W. Torino Reale Dr., in order to obtain an amenity access device. Fees may be charged for access devices.

Member(s) shall review and adhere to all written and posted rules/policies for each facility and amenity.

General Rules:

- All fob entries are monitored through the access system, so all entries are recorded 24 hours a day / 7 days a week.
- If you cause damage to the facilities or amenities, you will be contacted for reimbursement of damages.
- Horseplay, fighting, swearing, abusive language and/or destruction of Community property are prohibited throughout the recreation center area or other facilities/amenities.
- All debris must be disposed of properly, in the proper containers.
- Please be courteous to the staff and other Members when using the facilities and amenities.
- The Association is not responsible for personal belongings of members, or guests, if lost or stolen.
- The Association is not responsible for any kind of injury while using the facilities and amenities.
- Members may not conduct any business activity on Lakes of Bella Terra property without written consent from the Association.
- Members and guests must follow all rules and policies as adopted by the Association's Board of Directors.



FITNESS CENTER RULES

OPEN DAILY 4:00 A.M. TO 11:00 P.M.

1. Participants exercise at their own risk & responsibility.
2. A Waiver Form must be signed upon the initial use of the fitness center.
3. The use of the fitness center is primarily for Lakes of Bella Terra Members. One guest per Member is allowed.
4. Entry into and exit from the facility will be through the outside door only. Access will not be allowed through the interior of the center.
5. Personal training, or teaching private classes by using the Association's fitness equipment or fitness facilities is prohibited. Fitness equipment is used on a first come, first serve basis.
6. Children under fourteen (14) years old are not allowed in the Fitness Center. Youth ages 14-17 are allowed in the Fitness Center only under the supervision of an adult eighteen (18) years and older. Violation of this rule will result in suspension of exercise room privileges.
7. No pets are allowed in the fitness center or restrooms.
8. Cell phones should be put on vibrate (ringers tuned off) while in Fitness Center.
9. No book bags, fanny packs, jackets, etc., should be left lying on the floor.
10. No food, drinks, tobacco products or chewing gum are allowed in the Fitness Center. The exception is bottled water or sports drinks in a sealed, unbreakable container.
11. Participants must clean up any spills immediately.

12. Respect for equipment, facilities, staff and other Members must be demonstrated at all times.
13. A medical check-up and approval by personal physician before participation in any physical activity is strongly recommended especially for men and women over 40 and persons with any potentially limiting physical condition (pregnancy, back or heart problems, diabetes, etc.).
14. Stop activity immediately if you feel faint or dizzy.
15. Rule violations or facility damages may result in suspension of Fitness Center privileges.
16. All assessments must be current for allowed access to the Fitness Center.
17. Call 9-1-1 in case of an emergency.
18. Neither the Association, its Board Members, officers, volunteers, nor the Association's management company or their employees are responsible for lost or stolen property.

Attire and Etiquette

1. Time is limited to thirty (30) minutes on cardiovascular equipment when someone is waiting. When performing more than one set on weight equipment, please allow others to "work in" between sets.
2. Only personal stereos with headphones are acceptable, so music cannot be heard by others.
3. Participants must dress appropriately to maintain a sanitary environment and to protect upholstery on equipment. Sweatshirts, T-shirts, shorts or exercise pants are required. No swimsuits or thongs allowed.
4. Closed-toe shoes appropriate for exercise (jogging, court aerobics) must be worn at all times. No sandals, open-toed, or open-backed shoes allowed.
5. Proper conduct is expected while using the facility. Foul language, harassment of any kind or other abusive or improper conduct is considered inappropriate and is not allowed. Any case of inappropriate conduct may result in loss of privileges.
6. Participants with offensive body odor will be asked to shower and change. Excessive perfume is inappropriate and is not allowed.

Use of Equipment

1. Before using any machine, you should familiarize yourself by reading the instructions provided.
2. Perform weightlifting exercises properly, safely, and under control at all times. Do not drop or slam weights. If weights are damaged during use, the Member will be billed for replacement of property.
3. Only one person is allowed on a machine at any one time. It is recommended that participants have a spotter when using bench press and other free-weight equipment.
4. No equipment is to be moved from its designated area and may not be taken out of the Fitness Center.
5. Only equipment provided by the Lakes of Bella Terra Fitness Center may be used. Do not bring outside weights or any other apparatus into the Fitness Center.
6. Machines must be wiped down after use and all weights removed from equipment when workout is complete. Return dumbbells to the rack.
7. Each user should furnish a towel to wipe down equipment after exercising. Sanitary spray is available in Fitness Center and should be used to wipe down equipment.
8. Report any broken, damaged, or unmaintained equipment to the Association's community manager. Call 281-342-9920.
9. Enforcement. Failure to comply with these fitness center rules may subject the responsible Member to enforcement action, subject to the removal/suspension of their access to the Association's Common Areas, the assessment fee for any financial damages, or the filing of a lawsuit. In the event a lawsuit is necessary, the Association may also seek the recovery of its reasonable and necessary attorney fees and costs.



POOL RULES and ADMISSION POLICIES

The following rules and regulations have been established for the benefit of all users of the two Association Swimming Pools to ensure the safe operation of the pool facilities and to provide an enjoyable experience for all. Patrons are requested to cooperate in observing these rules. The pool company employees and Members of the Board of Directors have authority to enforce all pool rules. Patrons violating swimming rules are subject to the revocation of their swimming privileges.

The Management Company and Board of Directors and Association Contractors reserve the right to refuse admittance into any Association recreational facility when the capacity of the area has been reached or when otherwise deemed necessary for the health, welfare or safety of its patrons.

Main Pool – 11620 W. Torino Reale Dr.

- Open Daily 6:00am – 9:00pm.
- (closed EVERY Monday for cleaning).
- **The Main Pool is Swim at Your Own Risk (SAYOR).**
- **No lifeguards will be present at the Main Pool.**
- **Children under 18 years old must be accompanied by an adult 18 years or older.**

Secondary Pool – 24222 S. Lugano Verde Dr.

- Open only during Summer Season.
- (closed EVERY Tuesday for cleaning).
- **The Secondary Pool will have Life Guards on duty during the Summer Season.**
- **Children under 14 years old must be accompanied by an adult 18 years or older.**

The following Pool Rules apply to the Main Pool and Secondary Pool.

POOL RULES

1. The use of the two pool areas is for Lakes of Bella Terra Member's only. Guests must be accompanied by a Member at all times – no more than 5 guests per household.

2. No one will be allowed in the swimming areas unless the pool is officially open. Entering upon the pool premises when it is not open may result in prosecution for trespassing.
3. Neither the Association, its Board Members, officers or volunteers, nor the Association's management company, assumes liability for injuries or damages. Due to the strenuous nature of some pool activities, participants are advised to consult a physician prior to engaging in such activities. Pool-related activities present certain inherent risks and hazards which participants assume.
4. All assessments must be current for access to the pool area to be allowed.
5. Children under eighteen (18) years old entering the pool complex at MAIN (SAYOR) POOL - 11620 W. Torino Reale Dr. must be accompanied and cared for by an adult eighteen (18) years or older in bathing suit attire
6. Children under fourteen (14) years old entering the pool complex at the Secondary Pool - 24222 S. Lugano Verde Dr. must be accompanied and cared for by an adult eighteen (18) years or older in bathing suit attire.
7. Children under six (6) years old, or any person who is not able to swim and tread water, must have an adult who is able to swim in the water with them.
8. Use of the wading pool (Tot Pool) is restricted to children under six (6) years old. Each child must be supervised poolside at Tot Pool by an adult eighteen (18) years or older who is capable of swimming. Children must not be left unattended.
9. Food or non-alcoholic drinks may be consumed at least ten (10) feet from poolside. All refuse and waste papers must be deposited in designated receptacles. Please recycle. Food or drink is NOT permitted in shower/rest rooms.
10. Picnic baskets are permitted in the grass area of the pools. No grills, gas or electric cooking devise may be brought into the pool complex.
11. Private parties are not permitted during regular pool hours. All private parties shall follow the Facilities and Amenity Rental Policy.
12. Glass containers, alcoholic beverages, drugs and pets are not permitted in the pool complex. An exception will be made for a seeing-eye dog for the visually impaired. No pets are allowed in the pool.

13. A group of children (4 or more, 6-14 years of age) entering the pool must be directly supervised at poolside by an adult. There must be one adult for every five children. Groups with children under 6 years of age must provide 1 adult per child in the water.
14. Leave valuables at home. Neither the Association, its Board Members, officers or volunteers, nor the Association's management company or its employees is responsible for personal property or valuables at any time.
15. Persons under the influence of alcohol or drugs will not be permitted in the pool complex or in the surrounding area.
16. No person within the pool grounds shall behave in such a manner as to jeopardize the safety and health of himself/herself or others. Such behavior, including abusive or profane language and excessive public displays of affection, shall be grounds of expulsion.
17. Loitering will not be permitted on the pool grounds or within any of its facilities.
18. Any injury occurring in the pool area must be reported to the lifeguards on duty immediately. Call 9-1-1 in case of emergencies.
19. Pool company employees, Board Members and contractors are the only persons allowed in the guard room, filter room, mechanical room, and storage room.
20. Music may not be played at high volumes. Headphones are recommended when listening to music or entertainment devices so as not to bother other guests. Electronic devices are not permitted in the pool.
21. The use of cameras, video cameras or any device containing camera equipment of any kind is prohibited in all bathrooms and changing facilities.
22. Smoking is not permitted anywhere in the pool facilities.
23. Gum chewing is not permitted anywhere in the pool complex for health and safety reasons.
24. Chairs are not permitted within six (6) feet of the pool.
25. Tables may not be reserved by placing towels and/or personal belongings on them. Sitting on top of tables or the backs of chairs is not permitted.
26. Patrons must leave the pool area fifteen (15) minutes before closing time and clear the restroom facilities by such time.

27. Jumping over any of the pool perimeter fences is not permitted.
28. During storms the pool will be closed, and the entire area must be cleared of patrons. Due to limited cover, patrons are encouraged to go home. Others must remain within the shelter of the bathhouse or their car. The pool will normally open thirty (30) minutes after the storm has passed.

RULES FOR SWIMMERS

1. Pool users must wear swimming suits or swimming trunks upon entry into the pool. Clothing such as cut-offs, gym shorts, and underwear is not permitted as swimwear. Swimwear should not have been worn for exercising immediately prior to pool use and must be colorfast and of a lightweight swimwear, such as Lycra, Spandex, or nylon. Clean T-shirts may be worn for modesty or medical reasons.
2. Anyone not toilet-trained (incontinent) who wishes to enter any pool must wear a clean diaper or disposable swim diaper covered by separate rubber/vinyl pants, all of which must fit snugly around the legs and waist. If the diaper becomes soiled, this person must leave the pool immediately and may not return until he/she has taken or been given a soap shower and has been covered by a new diaper with clean rubber/vinyl pants.
3. All patrons must take a cleansing soap shower before entering the deck area. Sun bathers SHOULD shower before each entrance into the water in order to rinse off perspiration, lotions, sunscreens, etc.
4. Any person who has a skin disease, sore or inflamed eyes, cold, nasal or ear discharge, or who is wearing any kind of bandage or band-aid will not be permitted in the pool.
5. Persons who have any considerable area of exposed sub-skin tissue, open blisters, cuts, etc., are warned that these are likely to become infected and as such may not use the pool.
6. Do not swim if you have been ill with diarrhea within a period of two weeks. An adult or child who is experiencing even a mild case of diarrhea may not use the pool.
7. Running, boisterous or rough play, pushing, acrobatics, dunking, wrestling, splashing, yelling, diving or jumping hazardously, snapping of towels, improper conduct causing undue disturbances in or about the pool area or any acts which would endanger any patron are prohibited.
8. Spitting, spouting of water, blowing noise or urinating in the pool is prohibited.

9. Prolonged underwater swimming for distance is not permitted for safety reasons.
10. Non-swimmers must remain in shallow water (chest deep or less).
11. Extended breath holding activities are dangerous and are not permitted.
12. Toys, balls, inner tubes, inflated boats, and rafts are not permitted in the main pools. Small toys may be allowed in the Tot Pool at the discretion of Association Management or the Board of Directors.
13. Single groups shall not monopolize a particular area of the pool and thereby limit its use by or intimidate other patrons. Approved swim team events may be excluded from this rule.
14. Wearing eyeglasses in the pool is discouraged unless absolutely necessary. Non-breakable lenses and frames are necessary for safety.
15. The Coast Guard approved and labeled personal flotation devices, such as vests designed to provide vertical support, may be worn. Water wings (swimmies) may also be worn. Each individual wearing a personal flotation device must be accompanied by an adult in the pool within arm's reach. No back floats, bubbles, rings, or one-sided flotation devices are permitted.
16. Goggles are allowed, but the use of masks and snorkels is not permitted.
17. NO DIVING.
18. Private swim lessons and personal training in the pool area are prohibited.
19. **Enforcement.** Failure to comply with these pool rules may subject the responsible Member to enforcement action, including but not limited to removal/suspension of their access to the Association's Common Areas, the assessment for any financial damages or costs, or the filing of a lawsuit. In the event a lawsuit is necessary, the Association may also seek the recovery of its reasonable and necessary attorney fees and costs.

TUBE WATER SLIDE RULES

1. The tube water slide is only open when Lifeguards are on duty.
2. Maximum weight of rider is 250 pounds.
3. You must be a minimum of 48" tall to ride the waterslide.

4. Eyeglasses must be securely affixed to riders with head bands.
5. Only one rider on the flume at one time. Never form multi-rider chains.
6. Flume must be ridden with feet first, lying on your back with legs firmly crossed at the ankles and arms folded across the chest (to prevent elbows from contacting the flume.)
7. Riders must wait for attendant's start signal before entering the flume.
8. Do not uncross legs or attempt to sit up until you enter the pool.
9. Do not run, dive, stand, kneel, rotate or stop in the flume.
10. At the end of the flume, obey all instructions provided by pool attendant and exit quickly.
11. Swim wear with exposed zippers, buckles, rivets, or metal ornamentation are not permitted.
12. Keep legs, arms, and hands inside the flume at all times.
13. For safety reason, pregnant women and persons with heart conditions or back trouble should not ride the waterslide.



LAKES
of
BELLA TERRA

TENNIS COURT RULES

OPEN DAILY 5 am- 11 pm

1. The Tennis Courts are for tennis use only.
2. Tennis Court usage is for Member(s) and their guests only.
3. Guest(s) must be always be accompanied by Members.
4. Proper dress attire and shoes must be worn at all times. Only tennis shoes are allowed on the court.
5. Tennis Court rollers should be hung up, if not in use.
6. Glass containers, alcohol, tobacco products, or smoking or vaping products are not permitted in the Tennis Court area.
7. Roller blades, skateboards, bicycles, scooters, animals, etc. are prohibited on the Tennis Court.
8. Loud noise or abusive language is prohibited.
9. No unattended children.
10. Management or the Lakes of Bella Terra Community Association is not responsible for accidents or injury while using the Tennis Court Facility. Use at your own risk.
11. Group activities, more than 4 people, are not permitted without prior written approval by the Association.
12. Violation of rules and/or damages may result in suspension of Tennis Court privileges.
13. Reservations for the Tennis Courts need to be made through the Resident Portal. Members are not permitted to reserve consecutive time slots.
14. Members and Member(s) Guest(s) must respect others in the community. Maximum 1 1/2-hour use while others are waiting to play on the Tennis Courts.



PICKLEBALL COURT RULES

OPEN DAILY 9 am – 9 pm

1. The Pickleball Courts are for pickleball use only.
2. Pickleball Court usage is for Member(s) and their guests only.
3. Guest(s) must be always be accompanied by Members.
4. Proper dress attire and shoes must be worn at all times. Only tennis shoes or pickleball shoes are allowed on the court.
5. Pickleball Court rollers should be hung up, if not in use.
6. Glass containers, alcohol, tobacco products, smoking or vaping products are not permitted in the Pickleball Court area.
7. Roller blades, skateboards, bicycles, scooters, animals, etc. are prohibited on the Pickleball Court.
8. Loud noise or abusive language is prohibited.
9. No unattended children.
10. Management or the Lakes of Bella Terra Community Association is not responsible for accidents or injury while using the Pickleball Court Facility. Use at your own risk.
11. Group activities, more than 4 people, are not permitted without prior written approval by the Association.
12. Violation of rules and/or damages may result in suspension of Pickleball Court privileges.
13. Reservations for the Pickleball Courts need to be made through the Resident Portal. Members are not permitted to reserve consecutive time slots.
14. Members and Member(s) Guest(s) must respect others in the community. Maximum 1 1/2-hour use while others are waiting to play on the Pickleball Courts.

LAKES
of
BELLA TERRA

DOG PARK RULES

OPEN DAILY

1. Any food or dog treats is prohibited within the gated section of the Dog Park.
2. The Dog Park is for use by Members and guests, only.
3. Any glass or glass containers is prohibited within the gated section of the Dog Park.
4. Female dogs that are in heat are prohibited from entering the Dog Park.
5. Dogs that are sick or have displayed symptoms that they are sick are prohibited.
6. Aggressive dogs are prohibited from entering the Dog Park. In the event a dog displays aggression or gets into an altercation with other dogs or people at the Dog Park, they must be removed from the Dog Park.
7. Any dogs under the age of four (4) months are prohibited from entering the Dog Park.
8. Use of the Dog Park is at your own risk.
9. Members are legally responsible for their dog's behavior at all times.
10. Dogs must be leashed when entering and exiting the Dog Park.
11. Dog waste must be picked up and removed by the Member immediately.
12. Members must be present in the Dog Park and supervising their dog at all times.
13. Dogs must obey verbal commands from their Member.
14. The open carry of any firearms in the Dog Park is prohibited.



VOLLEYBALL COURT RULES

OPEN DAILY 7:00 A.M. TO 11:00 P.M.

1. The court is for the use of Member members and their invited guests only.
2. A Member must be present at all times.
3. Please use good sportsmanship at all times.
4. Maximum play time is 30 minutes without a reservation, if others are waiting to use the court without a reservation.
5. Management or the Lakes of Bella Terra Community Association is not responsible for accidents or injury while using the Volleyball Court Facility. Use at your own risk.
6. In the event of an accident or injury, call 911 immediately.
7. No alcoholic beverages allowed in the court area.
8. No glass containers, food or drink allowed on the court.
9. Please pick up your trash and deposit any waste in the proper receptacles.
10. Please keep sand in the court.
11. No children allowed in the court, unless playing volleyball.
12. No pets allowed in or near the court.
13. Loud music and other activities that interfere with the quiet use and enjoyment of abutting property will not be permitted.
14. Promptly report any vandalism or maintenance issues to Management office.

15. No motorized vehicles, including cars, trucks, vans, motorcycles, ATVs, golf carts or snowmobiles are allowed on the court.
16. League games or scrimmages shall not be conducted on the courts without written consent from the Association.
17. Violation of rules and/or damages may result in suspension of Volleyball Court privileges.
18. Reservations for the courts should to be made through the Resident Portal.
19. The open carry of any firearms on or near the court is prohibited.

LAKES
of
BELLA TERRA

SOCCKER FIELD RULES

OPEN DAILY

1. The field is for the use of Members and their invited guests only.
2. A Member must be present at all times.
3. Please use good sportsmanship at all times.
4. Maximum play time is 30 minutes without a reservation, if others are waiting to use the court without a reservation.
5. Management or the Lakes of Bella Terra Community Association is not responsible for accidents or injury while using the Soccer Facility. Use at your own risk.
6. In the event of an accident or injury, call 911 immediately.
7. No alcoholic beverages are allowed in the soccer field area.
8. No glass containers, food or drink allowed on the field.
9. Please pick up your trash and deposit in the proper receptacles.
10. No pets allowed on the field.
11. Loud music and other activities that interfere with the quiet use and enjoyment of abutting property will not be permitted.
12. Promptly report any vandalism or maintenance issues to Management office.
13. No motorized vehicles, including cars, trucks, vans, motorcycles, ATVs, golf carts or snowmobiles are allowed on the field.

14. League games or scrimmages shall not be conducted on the field without written consent from the Association.
15. Violation of rules and/or damages may result in suspension of Soccer Field privileges.
16. Reservations for the field should be made through the Resident Portal.
17. The open carry of any firearms on or near the field is prohibited.

LAKES
of
BELLA TERRA
GATE ACCESS RULES

The Lakes of Bella Terra vehicle and pedestrian gates require codes and/or devices for access.

Member(s) shall review and adhere to all written and posted gate rules.

Gate Access Rules:

1. Access: Application forms must be completed and submitted to the Management office in order to obtain gate access codes/devices, add your name to the gate directory and obtain detailed gate operation instructions. Fees may be charged for access devices.
2. Pedestrian Gates: The pedestrian gates require a numerical code for entry access. Pedestrian gates are for foot traffic only. Do not prop the gate open, share codes or allow unauthorized individuals to enter through any gate.
3. Vehicle Gates: The vehicle gates require a code or device for entry access. Optional access devices may include: fob, remote, bar tag, window sticker and/or EZ Tag.
4. Guest Directory: Guests should utilize the gate directory to locate Member's name and follow the prompts to initiate a call to the Member. When a Member receives a call from the gate directory, they can grant or deny access.
5. Members should save the directory phone number on their phone to recognize future incoming calls from the guest directory.
6. Gate Etiquette: Do not tailgate or allow unauthorized vehicles to enter through the gates. Be courteous when entering and exiting the community through the gates. Allow ample space for other vehicles and pedestrians. Do not enter through the exit gate, do not exit through the entry gate - this can result in a serious pedestrian or vehicle accident.
7. Gate Malfunction: If you encounter any issues with gate access DO NOT TOUCH, PUSH or BUMP the gate with your hands or vehicle. Remain in your vehicle and call the number posted on the entry gate sign or contact the Management Office.
8. Security Concerns: If you notice any suspicious activity, please call 9-1-1.

9. Cameras: The cameras located at the gates record activity 24/7 and will be utilized to determine the party responsible for theft, vandalism, trespassing, collision, etc.
10. Any damage to the gate will be charged to the responsible party or Member as appropriate.
11. Contact the Management Office to report gate damage or concerns.



FACILITIES & AMENITY RENTAL POLICY

Several of the Lakes of Bella Terra Facilities and Amenities are available to Member's for private party rental.

1. All rental reservations are handled directly by the Management Office.
2. A reservation is not considered a confirmation of a rental, until the Management Office receives the security deposit, rental fee, proof of insurance and fully executed Facilities Use and Rental Agreement.
3. Fees may be waived with the written consent of the Association.
4. In the event of a cancellation without providing at least 48 hours' advance notice, the deposit fee will be forfeited. This policy is in place to compensate for any costs associated with preparing the facility or the fact that the facility was unavailable for rent by another Member.



EBLAST COMMUNICATION & LED MARQUEE DISPLAY POLICY

The Lakes of Bella Terra utilizes an Eblast Communication and an LED Marquee Display to broadcast useful information to the community.

1. Members may submit a request for a message or advertisement to be broadcast to the community.
2. Requests forms should be submitted to the Management Office for consideration.
3. No political or religious communications are permitted.
4. No LED Marquee Display video shall exceed 10 seconds.
5. Fees may be waived with the written consent of the Association for the following requests:
 - A non-profit organization event or promotion
 - A public service announcement benefitting the community
 - A community group seeking members or volunteers
6. Fees shall apply with the written consent of the Association for the following requests:
 - Member's Birthday, Anniversary, Baby Birth Announcement
 - Graduation or Other Recognition Notice
 - Member's Business Advertisement