

GREENWOOD FOREST POOL RULES AND REGULATIONS

**NOTICE: This document constitutes a dedicatory instrument as defined by Section 202.001(1) of the Texas Property Code and affects all real property subject to that certain Amended Declaration of Covenants, Conditions and Restrictions of Greenwood Forest Subdivision, Sections I - VIII and Greenwood Forest Estates Subdivision, Section I, recorded under Harris County Clerk's File No. M911889, as amended and/or supplemented.**

WHEREAS, the Amended Declaration of Covenants, Conditions and Restrictions of Greenwood Forest Subdivision, Sections I - VIII and Greenwood Forest Estates Subdivision, Section I is recorded under Harris County Clerk's File No. M911889 (the "Declaration");

WHEREAS, Article Two, Section 2 of the Declaration provides that Greenwood Forest Fund, Inc., d/b/a the Greenwood Forest Homeowners Association (the "Association") has the authority to: (1) make, publish and enforce reasonable Rules and Regulations for the use of the Common Areas and facilities owned and operated by the Association, and (2) suspend memberships and all membership rights in response to an infraction of said Rules and Regulations for a period of not more than sixty (60) days or so long as the infraction continues.

WHEREAS, TEX. PROP. CODE § 204.010(a) provides that the Association may regulate the use of the subdivision;

WHEREAS, the Association's Board of Directors desires to amend and adopt certain rules and regulations relating to the use of the Association's Common Areas and pool facilities;

WHEREAS, on or about the 6<sup>th</sup> day of June, 2017, at a duly-noticed and open meeting of the Board of Directors at which a quorum of directors was present the Board did vote to adopt these Greenwood Forest Pool Rules and Regulations and record same in the Official Records of Real Property of Harris County, Texas;

NOW, THEREFORE, the following rules, regulations, guidelines, policies and restrictions (collectively the "Rules and Regulations") are hereby adopted as a dedicatory instrument of the Association, effective and enforceable as of the date of recording.

All capitalized terms shall have the definitions set forth in the Declaration unless specifically defined herein:

***Pool Participants and Guests:***

The Declaration provides that each Owner has a right and easement of enjoyment in and to the Association's Common Areas, subject to the Association's right to make, publish and enforce rules and regulations. It further provides that an Owner may delegate his or her right of enjoyment to the Common Areas to the Owner's family, tenants and/or contract purchasers. In order to make sure our Common Areas facilities are only being used by Owners and/or their

family members, tenants and/or contract purchasers and a reasonable number of guests, the Association adopts the following rules and regulations regarding persons using the pool facilities:

1. Any person intending to use the Association's pool facilities who is an Owner, an Owner's family member, an Owner's tenant and/or an Owner's contract purchaser shall be referred to herein as a "Pool Participant" once the status of same is verified.
2. All Pool Participants, in order to receive a "pool tag" and gain entry to the pool facilities, must furnish to the Association, upon request, evidence that said potential Pool Participant is either: (1) an Owner, as defined in the Declaration, (2) an Owner's family member, (3) an Owner's tenant, or (4) an Owner's contract purchaser, in order to verify the Pool Participant's status.
3. Each verified Pool Participant shall be entitled to a pool tag, subject to compliance with these Rules and Regulations, the Declaration, and all other Association dedicatory instruments.
4. Each pool tag issued by the Association entitles the Pool Participant to no more than five (5) guests ("Guests"), however, no more than five (5) total Guests shall be allowed at the pool facilities per Association lot at any time unless approved in writing in advance by the Association. Verified Pool Participants are responsible for their Guests at all times and Guests must adhere to the Rules and Regulations.
5. All Guests must be accompanied at all times by a verified Pool Participant 12 years of age or older with a valid pool tag.
6. All Pool Participants and Guests must present a valid pool tag and sign in at the pool facilities in order for the Pool Participant and his or her Guests to gain entry to the pool facilities.
7. All Guests must pay the applicable Guest fee in order to gain entry to the pool facilities. The Guest fee must be paid with exact change.
8. Any Pool Participant and/or Guest with a physical, mental and/or emotional disability or special need must be accompanied by personnel qualified to accommodate said person's needs in order to protect the health and safety of such person and the other Pool Participants and Guests. THE ASSOCIATION AND ITS EMPLOYEES AND/OR INDEPENDENT CONTRACTORS EXPRESSLY DENY ANY DUTY OR OBLIGATION TO SAFEGUARD OR MONITOR THE SPECIAL NEEDS OF ANY POOL PARTICIPANT OR GUEST.

***General Pool Rules and Regulations:***

1. No pets are allowed within the pool facilities.
2. All Pool Participants and their Guests must wear appropriate swimwear. No cut-offs or colored t-shirts.

3. Please shower before entering the pool.
4. One long whistle from the lifeguards means to exit the pools.
5. All children under 12 years of age must be accompanied by a parent or guardian who is 18 or older.
6. A swim test may be required to insure safety.
7. No running.
8. No horseplay.
9. No ball playing in the pool or pool area.
10. No loud or offensive language, behavior, or music.
11. Admission to the pool may be denied to anyone with open skin abrasions, colds, coughs, contagious infections and/or bandaged wounds.
12. No smoking within the pool facility.
13. Pool toys must be approved by the lifeguards.
14. No electrical devices are permitted in the pool area.
15. No food or beverages are allowed in the pool. Members should take care to clear away all trash when leaving the pool area.
16. No alcoholic beverages
17. No glass containers.
18. Diving in designated areas ONLY.
19. Do not distract or talk to the lifeguards unless it is an emergency.
20. The Association is not responsible for items lost or left in the pool area.
21. The Lifeguards have ultimate authority to interpret and enforce the rules.

***Baby Pool Rules:***

1. Lifeguards are not responsible for the baby pool.
2. Parent and/or guardian (18 year old minimum) are responsible for their children and must not leave them unattended.
3. No disposable diapers. Rubber swim pants only.

***Diving Board Rules:***

1. Only one person allowed on diving board or steps at a time.
2. No swimming in diving area while diving board in use.

3. One bounce ONLY.
4. NO diving straight down or off sides of board.
5. DO NOT dive until the pool area is clear.
6. Back dives and flips are prohibited.

***Enforcement:***

Any violation of these Rules and Regulations is considered a threat to public health or safety and materially affecting the physical health and safety of Association residents. Violation of these rules may result in immediate suspension of Common Areas privileges, subject to all applicable state notification requirements. Pursuant to the terms of the Declaration, any Pool Participant or Guest's Common Areas privileges, including but not limited to the issuance of a pool tag, may be suspended in response to a violation of these Rules and Regulations for a period of not more than sixty (60) days or so long as the violation continues. Serious or repeated violations may result in the Association taking legal action against the Pool Participant or Guest, in which case all costs and reasonable attorney's fees shall be sought by the Association, in addition to injunctive relief and/or damages.