

**POOL RULES AND GUIDELINES
PRESERVE AT ALAMO RANCH HOA
12011 Newton Trail
San Antonio, Texas 78253**

STATE OF TEXAS §
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COUNTY OF BEXAR §

The following rules govern use and occupancy of the community swimming pool at the Preserve at Alamo Ranch HOA Subdivision:

1. POOL SCHEDULE AND HOURS OF OPERATION:

Until further notice:

- a. **Daily-6am- 9 pm.**

The Association by and through the Board of Directors retains the right to close the pool at any time in case of an emergency, in the interest of the health and safety of Association members, or for repair purposes.

FOR LIABILITY PURPOSES – NO ONE UNDER THE AGE OF TWELVE (12) IS ALLOWED IN THE FENCED POOL AREA (POOL ENCLOSURE) UNLESS ACCOMPANIED BY AN ADULT.

2. ENTRY AND POOL USE:

- a. Persons using the pool do so at their own risk. The Association is not responsible for accidents, injuries, illness or loss of personal property. The ultimate responsibility rests with the members who are homeowners or their tenants within the Preserve at Alamo Ranch Subdivision.
- b. Only Association members in good standing (those who have paid assessment fees as required), or their tenants are permitted to use the pool and pool area. Association members or their tenants who are in arrears in their assessment fees shall have their card key access suspended, subject to written notice required by the Texas Property Code. Card key access will be reinstated when the Association member or their tenant has become current in their assessment fees and paid to the designated card key reprogramming charge of \$25.00.
- c. Each Association member or their tenant should have a pool card to access the pool. You will be asked to show a photo I.D. to the Pool Monitor when entering the pool enclosure area. The I.D. may be a driver's license, military I.D., or a school I.D. (with photo). **DO NOT ALLOW NON-RESIDENTS TO USE YOUR POOL CARD.** There will be a \$25.00 replacement fee for lost and/or damaged cards.
- d. Each Association member or their tenant must have a signed copy of the "Preserve at Alamo Ranch HOA COVID-19 Waiver and Release of Liability Agreement" on file prior to having pool access.

3. POOL CONDUCT RULES:

- a. If you are feeling ill, please do not enter the pool enclosure area.
- b. Everyone using the pool area is strongly encouraged to wear a face mask (homemade or purchased) of some sort, when not in the water.
- c. **Not allowed in the pool enclosure:**
 - i. Alcoholic beverages
 - ii. Smoking
 - iii. Persons under the influence of alcohol or drugs
 - iv. Glass or breakable containers
 - v. Diving into the pool
 - vi. Running, rough or excessive horseplay
 - vii. Abusive, vulgar or profane language or hand gestures

- viii. Concealed weapons
- ix. Use of skateboards, skates, roller blades, bikes and similar devices
- x. Pets/Animals, birds, reptiles, etc.
- d. Food, drinks, any type of bottle, and gum are prohibited in the pool or on the pool edge. Use of these items is restricted to the patios and lawn areas.
- e. Persons with communicable diseases, open cuts or sores are not allowed in the pool.
- f. Pool users must be properly attired in swim wear. No cut-off pants, jean shorts or boxers are permitted.
- g. Diaper-age children must wear disposable swim diapers or reusable commercial swim diapers at all times while in the swimming pool. Regular disposable diapers or cloth diapers with rubber pants are not allowed. There will be a one hundred-dollar (\$100) fine for cleaning the pool if a diaper leaks or bursts in the pool. Please be aware that any time waste is discovered in the pool, the Association must close the pool for the remainder of the day for proper cleaning and filtration and at a cost of approximately two hundred dollars (\$200) per incident.
- h. No one under age twelve (12) is allowed in the pool area unless accompanied by an adult or a competent swimmer.
- i. Intoxication, possession or use of illegal drugs is strictly prohibited on the Common Facilities.
- j. Possession or use of alcohol by minors is prohibited.
- k. Persons entering or present on the Common Facilities must be appropriately attired at all times and shall not expose to public view any part of their anatomy that would be considered lewd or indecent exposure.
- l. Sexual activity of any kind is prohibited on the Common Facilities.
- m. No person may assault, threaten or cause harm to any other person.
- n. Violation of any of these rules may subject the violator to enforcement action by the Board of Directors, including but not limited to suspension of their right to use the Common Facilities for a period of up to thirty days.
- o. Anyone who repeatedly violates pool rules will have their privileges suspended at the discretion of the Board of Directors.

4. POOL GUESTS

- a. All Association Members in good standing, and over the age of twelve (12) may bring up to four (4) guests at any one time. The host member must accompany his/her guests at all times and is responsible for his/her conduct.
- b. A guest cannot be a non-paid member of the Association. Members who have not paid their assessments may not enter the pool or pool area as a guest of a paid member.

5. POOL PARTIES: Pool parties are not EXCLUSIVE. All pool members have the right to use the pool when it is open.

- a. Only Association members or tenants in good standing may reserve the pool facilities for parties.
- b. Association members may request pool party reservations by calling DAMC's office or emailing reservations@damctx.com and schedule a party. It is recommended that requests are made at least fourteen (14) days in advance. Pool parties are not confirmed until the signed use agreement and deposit have been received at DAMC's office. The deposit consists of a one hundred-dollar (\$100.00) security deposit. The deposit will be refunded if the facility (including bathrooms) is properly cleaned and has no damage at the conclusion of the party.
- c. All pool rules and guidelines specified herein apply during all pool parties.
- d. The Association Member hosting the party is responsible for ensuring that the party attendees depart the pool area at the end of the party. The host member must clean up after the guests and remove all trash immediately following the event.

6. DAYTIME PARTIES:

- a. Only parties for children with up to twelve guests may be held during the day. The term guests include swimmers, non-swimmers, siblings and parents of attendees.
- b. Daytime parties may be scheduled any day from 11a.m.-5 p.m.

7. EVENING PARTIES:

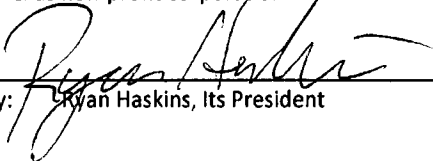
- a. These parties are open for all ages and can have up to forty (40) guests in attendance. The term guests include swimmers, non-swimmers, siblings and parents of attendees.
- b. Evening parties may be scheduled any day from 5pm- 8pm.
- c. All pool rules and guidelines specified herein apply during all pool parties.
- d. The Association Member hosting the party is responsible for ensuring that the party attendees depart the pool area at the end of the party. The host member must clean up after the guests and remove all thrash immediately following the event.

ALL RULES STATED ABOVE MAY BE AMENDED OR ADDED TO AT ANY TIME BY THE BOARD OF DIRECTORS.

The foregoing was approved by the Board of Directors of the Preserve at Alamo Ranch HOA at a duly-called meeting of the Board open to attendance by the Members of the Association, as certified by the signatures of the President and Secretary of the Association below.

Signed on the 3rd day of August, 2021.

ALAMO RANCH HOA, INC.
D/B/A PRESERVE AT ALAMO RANCH HOA,
a Texas non-profit corporation

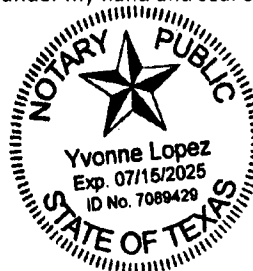
By: 
Ryan Haskins, Its President

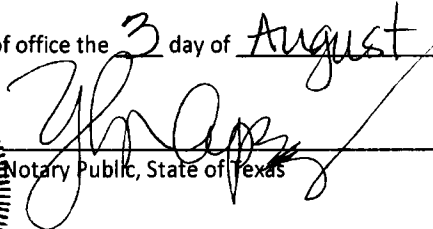
By: _____
Mary Ling, Its Secretary

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Ryan Haskins, acting on behalf of Preserve at Alamo Ranch HOA, known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 3 day of August, 2021.




Notary Public, State of Texas

7. EVENING PARTIES:

- a. These parties are open for all ages and can have up to forty (40) guests in attendance. The term guests include swimmers, non-swimmers, siblings and parents of attendees.
- b. Evening parties may be scheduled any day from 5pm- 8pm.
- c. All pool rules and guidelines specified herein apply during all pool parties.
- d. The Association Member hosting the party is responsible for ensuring that the party attendees depart the pool area at the end of the party. The host member must clean up after the guests and remove all thrash immediately following the event.

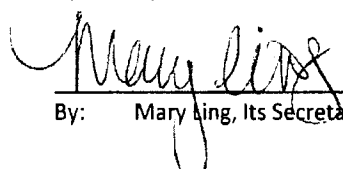
ALL RULES STATED ABOVE MAY BE AMENDED OR ADDED TO AT ANY TIME BY THE BOARD OF DIRECTORS.

The foregoing was approved by the Board of Directors of the Preserve at Alamo Ranch HOA at a duly-called meeting of the Board open to attendance by the Members of the Association, as certified by the signatures of the President and Secretary of the Association below.

Signed on the 3rd day of August, 2021.

ALAMO RANCH HOA, INC.
D/B/A PRESERVE AT ALAMO RANCH HOA,
a Texas non-profit corporation

By: Ryan Haskins, Its President

By:  Mary Ling, Its Secretary

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Ryan Haskins, acting on behalf of Preserve at Alamo Ranch HOA, known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me they executed it for the purposes and consideration expressed in it.

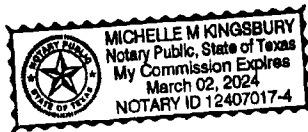
Given under my hand and seal of office the _ _ day of _ _ , 2021.

Notary Public, State of Texas

STATE OF TEXAS §
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COUNTY OF BEXAR §

Before me, the undersigned notary public, on this day personally appeared Mary Ling, acting on behalf of Preserve at Alamo Ranch HOA, known to me or proved to me by presentation to me of a governmentally-issued identification card to be one of the persons whose name is subscribed to the foregoing instrument, and acknowledged to me they executed it for the purposes and consideration expressed in it.

Given under my hand and seal of office the 3rd day of August, 2021.



Michelle M. Kingsbury
Notary Public, State of Texas

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File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 8/5/2021 4:00 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk