Gunter, TX 75058 8-8-17

The Woods of Preston

**Clubhouse and Pool Facility Rules and Regulations**

1) Clubhouse, pool & playground are for the exclusive use of the property owners at The Woods of Preston and their guests. Homeowners assume full responsibility for their safety and the safety of their guests.

2) Access into the pool and playground area will be controlled by a security card/FOB activation system. Two (2) cards/FOBs will be supplied free of charge to the property owners. If additional cards/FOBs are required, there will be a charge of $50.00 per card/FOB. If cards/FOBs are lost, stolen, broken or in any way become inoperable there will be a replacement charge of $50.00 per card/FOB. No more than four (4) cards/FOBs will be issued per property owner.

3) Lost and or stolen /FOBs must be immediately reported to the Board of Directors of the Property Owners Association.

4) Property owners must be current on all property owner dues, additional assessments and fees before being issued a card/FOB. Entry card authorization and facility privileges will be suspended if property owners do not remain current in payment of property owner dues, additional assessments and fees.

5) The clubhouse can be reserved for use by property owners on a first come, first served, written request to the board of Directors. Request for reservations must be submitted no more than (6) months in advance and not less than one (1) week in advance. There will be a $50.00 non-refundable cleaning fee charged for each reservation and a $200.00 refundable deposit. The hours the clubhouse will be available for reservation is: 8:00 am – 12:00 midnight.

 The cleaning fee and deposit are due at the time the reservation request is submitted. If the amount of cleaning required is over and above the normal cleaning, then additional monies may be deducted from the refundable deposit. Property owners are responsible for removing all their decorations from the clubhouse area and placing all trash in appropriate containers. When the facility has been inspected and no damage has occurred and only a normal cleaning is required, the deposit will be refunded by check from the property owner fund. In the event cleaning and/or damage to the clubhouse exceeds the cleaning fee and deposit, the Property Owner shall be liable for all excess fees and costs. In case of cancellation, a 24-hour notice is required to receive a full refund of all fees. Approval of multiple reservations by a property owner will be at the discretion of the Board of Directors of the Property Owners Association.

6) A property owner may not reserve the clubhouse for use by a group or organization unless he/she is a member of that group or organization and is present at all times during the function.

7) The following items are strictly forbidden in the Clubhouse, pool and /or playground areas: tobacco products, illegal drugs, firearms and weapons, fireworks or open flames.

8) No pets or animals are allowed in or around the clubhouse, pool and/or playground, except service animals.

9) The noise level at the facility must be kept at a level that will not disturb surrounding property owners.

10) No skates, skateboard, metal cleats or bicycles will be allowed in the clubhouse, pool and playground area.

11) Following is a list of rules governing the pool and playground area.

 1. No lifeguard on duty. Swim at your own risk.

 2. No diving, running, pushing, horseplay or roughhousing.

 3. Children under 18 must be accompanied by an adult always.

 4. Proper attire is required. No cutoffs, all babies must wear diapers.

 5. No glass or breakable objects permitted.

 6. No pets permitted in or around pool or playground area.

 7. No food or drink allowed in pool.

 8. Place all trash in proper receptacles.

 9. No persons with open wounds, sores or communicable diseases are allowed in pool at anytime.

 10. Lifesaving equipment is to be used for emergencies only.

11) Use of the pool and pool area is prohibited when the Pool is not open. Dates for the pool to be open will be designated by the Board of Directors each year and posted on the website.

12) Violation of any of the rules governing the pool and playground areas by the property owner’s guests will result in suspension of property owner’s card/FOB authorization and facility privileges. Property owner’s association dues will not be suspended due to loss of privileges. Homeowners may appeal a suspension by submitting a request to the Board within 30 days of notification of the suspension. The Board will schedule a hearing date.

13) Property owners must sign acknowledging their understanding of these rules and regulations and by their signature/signatures in the space/spaces below agree to abide by these rules before authorization cards will be issued.

14) Upon the sale of the property, current property owner agrees to return all cards/FOBs to the amenities center to the Board of Directors of the Woods of Preston or pay the sum of $50.00 per key to The Woods of Preston Property Owners Association. Fees must be paid prior to or at time of closing.

---------------------------------------------------------------------------------------------------------------Property Owner Date

**The Woods of Preston Property Owners Association**

I \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ the current owner of Lot# \_\_\_\_\_\_\_\_,

Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ In the Woods of Preston subdivision; acknowledge receipt of the following electronic access keys and a copy of the 8/8/2017 clubhouse and pool regulations. I further acknowledge that I have received a copy of the pool/clubhouse rules and agree to abide by them.

Card/FOB number \_\_\_\_\_\_\_\_\_\_\_\_\_ date issued \_\_\_\_\_\_\_\_\_\_\_ date returned \_\_\_\_\_\_\_\_

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Property Owner Date Property Owner Date

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Board Member acknowledgement Date