

STATE OF TEXAS

§
§
§

KNOW ALL PERSONS BY THESE PRESENTS:

4
Office
✓
COUNTY OF HARRIS

20110548597
12/30/2011 RPI \$28.00

WHEREAS, the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (the "Association") was incorporated in the STATE OF TEXAS; and

WHEREAS, the Association is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the recorded Declaration for the INWOOD FOREST COMMUNITY IMPROVEMENT ASSOCIATION (hereafter collectively referred to as the "Declaration"); and

WHEREAS, the Declaration and Chapter 204 of the Texas Property Code empower the Association to levy assessments and to use certain powers of enforcement and collection and further obligates property owners to pay such levies and related charges and costs; and

WHEREAS, some owners have failed to timely meet their payment obligations; and

WHEREAS, the Board of Directors of the Association (the "Board") desires to establish a policy for assessment collection and to provide clear and definitive guidance to the members of the Association;

NOW, THEREFORE, the Board has duly adopted the following *Pool Rules Policy*.

Registration is open to all Inwood Forest lot owners who are **members in good standing** (those members who have paid their yearly maintenance dues or are current on an approved payment plan and do not have any dues outstanding from a previous year(s).)

Registration:

1. An application form must be completed.
2. The completed application and a photo ID must be brought to the pool.

Acceptable forms of ID include:

- A photo ID such as a driver's license that includes the correct Inwood Forest address
- A photo ID and a current bill that shows the person's name and current Inwood Forest address
- If a person is new to Inwood Forest, they will need to bring their deed of sale, which will show that their account has been paid for the year.

Badges will be issued to each family member age 12 and over. **A minimal fee will be charged to cover the cost of the badge.** Children under the age of 12 will not be issued badges. They will, however, be required to sign in when they visit the pool and will be required to be accompanied by an Inwood Forest resident age 18 or over who has a pool badge.

Pool badges must be picked up by an adult age 18 years old or older in the household. Badges will be issued to homeowners and their children that reside at the residence. Extended families will not be issued badges and must be accompanied by the homeowner as guests.

Renters - If a resident is a renter, the owner must have paid the yearly maintenance dues. Also, if the owner chooses to receive the pool badges, the renter cannot be issued badges.

Rules for using the Pool

Children under 12 years of age must be accompanied by an adult in the pool area.

All guests must be accompanied by a resident.

Bathing suits only in the pool. The only exception is white T shirts that can be worn over a bathing suit. No other clothing can be worn in the pool.

Swim diapers are required on children age 3 and under at all times.

No talking with the lifeguard while on the stand.

No running or excessive horseplay.

No profanity.

No glass items in the pool or pool area.

No food, drink or gum in the pool.

No alcohol in the pool or pavilion areas.

No pets in the pool area.

Music systems (radios, cassettes, CDs etc.) are permitted only with the usage of headphones.

No artificial spray-on temporary hair color chemicals are allowed in the pool.

FILED
2011 DEC 30 PM 3:49
Stan Stanoff
COUNTY CLERK
HARRIS COUNTY, TEXAS

Guests

Registered residents ages 12 to 17 who are not accompanied by an adult can bring 1 guest, age 12 or older, at no charge and 1 additional guest for a minimal fee. 2 guest limit.

Registered residents age 18 years and older may bring up to 4 guests per household at no charge. Each additional guest will be charged a minimal fee.

Parties

The pool and pavilion are available for parties to Inwood Forest lot owners who are **members in good standing**. Parties are to be held **before** regular pool operating hours on days the pool is open or on Mondays when the pool is closed. All pool parties must be arranged through the IFCIA Board. Pool party requirements:

- \$150 refundable deposit at the time the party is booked. The deposit will be returned if the pool and pavilion area is clean and there is no damage to any park or pool property
- 1 lifeguard per every 20 people inside the gated area with a minimum of 2 lifeguards per party. IFCIA will make arrangements for the lifeguards with the pool company that is under contract to IFCIA at the time of the party.
- \$40 per hour for lifeguards (2 lifeguards x \$20 per hour each) paid in cash the day of the party. This rate is subject to change with prior notice
- Pool parties will not be held on holiday weekends

After pool season has ended, only the pavilion area is available for parties.

Enforcement of Pool Rules

The Inwood Forest Community Improvement Association has contracted with a pool company to provide lifeguards. These lifeguards will enforce all rules of conduct written or otherwise to ensure the safety of the members and their guests.

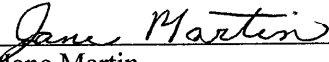
The lifeguards are the final authority on all matters pertaining to the actions of the members and their guests while using the pool. The lifeguards are not there to debate the rules.

Members who engage in rude or offensive behavior, especially when speaking to lifeguards, will be asked to leave and will be suspended for the rest of the day. If a member or their guest(s) do not comply with this request within 5 minutes, the lifeguard is required to call the police. If any member or their guest(s) does not leave the Inwood Forest pool and park area when asked and has to be escorted off the property by the police, that member will be suspended for the remainder of the pool season.

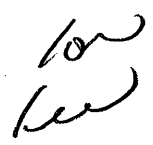
A second offense by any member or their guest(s), regardless of whether the police have been called, will result in the suspension of the member for the remainder of the pool season.

This Policy is effective upon recordation in the Public Records of Harris County, and supersedes any policy regarding assessment collection which may have previously been in effect. Except as affected by Section 209.0062 and/or by this Policy, all other provisions contained in the Declaration or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 14TH day of DECEMBER 2011.



Jane Martin
President
Inwood Forest Community Improvement Association



STATE OF TEXAS
COUNTY OF HARRIS

§
§
§

Before me, the undersigned authority, on this day personally appeared Jane Martin, President of Inwood Forest Community Improvement Association, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 16 day of December 2011.

Debra Kathleen Harlow

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

HOOVER SLOVACEK LLP
5847 SAN FELIPE, STE. 2200
HOUSTON, TEXAS 77057
TELEPHONE: (713) 977-8686

N



ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.
THE STATE OF TEXAS
COUNTY OF HARRIS
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Harris County, Texas

DEC 30 2011



Stan Stanait
COUNTY CLERK
HARRIS COUNTY, TEXAS