

Presidential Meadows Amenity Homeowner Association
Amenity Center Rules and Regulations

Rules and Regulations for the use of the Presidential Meadows Amenity Center and the Common Area affected by the use of the Amenity Center.

1. The Presidential Meadows Amenity Center is available for the benefit and enjoyment of the Presidential Meadows residents and their immediate family. It is maintained by Presidential Meadows OA contractors who work under the direction of Goodwin Management Inc.
2. The Presidential Meadows Amenity Center rental time includes setup and cleanup following the function.
3. Each Homeowner renting the Presidential Meadows Amenity Center will sign a Rental Agreement prior to using the Amenity Center. To reserve the Presidential Meadows Amenity Center, contact Goodwin Management Inc. (512) 470-2380. If the date requested is available, Goodwin Management Inc. will fax or mail the required Rental Agreement and related forms to the homeowner. The homeowner may also download and print the forms from the Amenity Center page at (presidentialmeadows.org). The homeowner should follow precisely the procedures outlined in the Rental Agreement.
4. The Presidential Meadows Amenity Center will not be available for lease to any homeowner or the tenant of any homeowner if any amount is due by the Owner to the Association.
5. **A Presidential Meadows homeowner or the tenant of a Presidential Meadows homeowner who is named on the Rental Agreement must be present at the function for which the Presidential Meadows Amenity Center is leased.**
6. The Presidential Meadows Amenity Center or the adjacent basketball court may be used for recreational, education, social and OA business activities. Such activities would include but are not limited to birthday parties and other family celebrations, scout meetings, showers and book clubs.
7. The Presidential Meadows Amenity Center may NOT be used for business purposes of the residents. Such prohibited activities would include but not limited to entertaining clients, parties to sell merchandise or open houses to display or demonstrate products.
8. **No more than forty-nine guests are allowed at any function. All doors must be kept unlocked throughout the function. All other applicable city and fire codes shall be strictly adhered to.**
9. All barbeque pits or grills must be placed fifteen (15) feet from the building when in use.
10. **No alcoholic beverages are allowed at the Amenity Center.**

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11. No firearms, other than those carried by a duty-sworn officer of the law, are permitted in the Amenity Center or the related pool and common area enclosure at any time.
12. **The pool may NOT be reserved as part of a function. All applicable pool rules apply including the limit of up to twenty (20) guests per household. Use of the pool will only be during pool hours for a maximum of two (2) hours. Use of the pool is at homeowners' and guests risk. There must be one (1) adult for every two (2) children (17 years and younger) in the pool/pool area. If ten (10) to twenty (20) will be swimming a lifeguard must be hired by the renter.**
13. **The Presidential Meadows Homeowner will be responsible to ensure that music or any other noise, including noise from guests arriving or leaving, are kept at a level that cannot be heard in the surrounding homes in the area.** City of Manor (Travis/county) noise ordinances apply, and enforcement can be requested by any citizen. The report of loud noise could be the basis for forfeiture of the \$75.00 deposit.
14. Food and drinks are to be kept within the Amenity Center and the Amenity Center patio excluding the breezeway.
15. **The Presidential Meadows Homeowner will be responsible for cleaning the Amenity Center including equipment, furniture, bathrooms, breezeway, parking area, walks and grounds around the Amenity Center immediately after the function ends. A vacuum cleaner is provided.**
16. The Presidential Meadows Homeowner will be responsible for the repair or replacement of any damaged equipment, furniture, window coverings or common area facilities. Any repair and/or replacement will be at the expense of the homeowner/lessee at the rate of the board's contractor.
17. Heat and/or air conditioning and lights must be turned off, all doors locked and the key returned to Board Member or Committee Member when the event is over.
18. The Amenity Center will be inspected before any deposits are returned and the homeowner is released from liability for clean up and repairs.
19. Lessee assumes full responsibility for any and all liability or claims that may arise as a result of any accident or for any other reason in connection with the function or its use of the Amenity Center. The Homeowner shall agree to acquit, defend, indemnify, and hold harmless the Presidential Meadows Amenity Association, Developers, its Board of Directors, Goodwin Management Inc. or Amenity Center Chairperson(s).
20. Goodwin Management Inc. reserves the right to deny any reservation request or cancel any reservations at its sole discretion.

I/we are homeowner(s) or the tenant(s) of a homeowner in the Presidential Meadows Amenity Association. We have read the rules for leasing the Amenity Center and agree to abide by all of them.

Signature _____ Date _____