

STATE OF TEXAS §

COUNTY OF TRAVIS §

AMENDMENT OF RULES AND REGULATIONS OF PRESIDENTIAL MEADOWS OWNERS ASSOCIATION, INC. (Related to Pool Rules)

Document reference. Reference is hereby made to that certain Declaration of Covenants, Conditions, and Restrictions, Presidential Meadows, filed as Document No. 2004137950 in the Official Public Records of Travis County, Texas (together with all amendments and supplemental documents thereto, the "Declaration"). Reference is further made to the "Bylaws of Presidential Meadows Owners Association, Inc.", attached to that certain Resolution to File Dedicatory Instruments for Presidential Meadows Owners Association, Inc., filed as Document No. 2012032000 in the Official Public Records of Travis County, Texas (together with all amendments thereto, the "Bylaws"). Reference is further made to the Resolutions, filed as Document No. 2011109538 and document no. 2015135370 in the Official Public Records of Travis County, Texas (together with any amendments or supplements, the "Rules").

WHEREAS the Declaration provides that owners of lots subject to the Declaration are automatically made members of Presidential Meadows Owners Association, Inc. (the "Association");

WHEREAS the Association, acting through its board of directors (the "Board"), is authorized to adopt and amend rules and regulations governing the property subject to the Declaration and the operations of the Association pursuant to Section 6.04(a) of the Declaration, Section 6.1(a) of the Bylaws, and/or State law, and has previously adopted the Rules; and

WHEREAS the Board has voted to adopt the additional Rules attached as Exhibit "A" to supplement the previously-adopted Rules;

THEREFORE the additional Rules attached as Exhibit "A" have been, and by these presents are, ADOPTED and APPROVED.

Subject solely to the amendments contained in Exhibit "A", the Rules remain in full force and effect.

PRESIDENTIAL MEADOWS OWNERS ASSOCIATION, INC. Acting by and through its Board of Directors Filed of record in accordance with Texas Property Code Chapter 202 by Niemann & Heyer LLP, attorneys and authorized agents

Signature: [Handwritten Signature] Printed Name: Connie Heyer Title: Niemann & Heyer LLP, attorneys and authorized agents of the Association

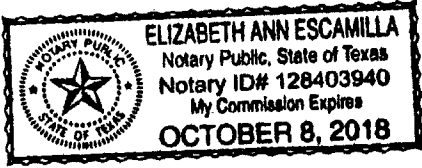
Exhibit "A": Additional rules

Acknowledgement

STATE OF TEXAS §

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This instrument was executed before me on the 7 day of June, 2016, by Connie N. Heyer in the capacity stated above.



Elizabeth A. Escamilla  
Notary Public, State of Texas

# PRESIDENTIAL MEADOWS POOL RULES

12220 Dwight Eisenhower St.  
Manor, TX 78653

## **POOL GATES ARE TO REMAIN LOCKED AT ALL TIMES.**

Resident(s) must check in with the attendant on duty.

The pool can be accessed with a valid pool key fob ONLY.

Under no circumstances should the gates be propped open. The fence and gate surrounding the pool are for resident safety.

Please Note: Key fobs may be denied or deactivated for residents who are not in good standing with the Presidential Meadows Owners Association. To be in good standing, you must:

- Be current on your assessments within 30 days of the due date;
- Be in compliance with Deed Restrictions (no more than one notice letter regarding a specific violation);
- AND have current Application and Agreement to Use Pool/Recreational Facilities and Release of Liability (the "") on file with Associa Hill Country and on site at the pool.

## **IDENTIFICATION**

- Swimmers must have a pool key fob AND proper identification with them to enter pool area. The pool is for the use of Presidential Meadows Owners Association members and their invited guest(s)/appointed guardian(s) only. It is recommended that you write your name on your key fob so it does not get confused with others at the pool.
- Children should be accompanied by a responsible adult at all times.

## **LIFE GUARDS**

1. Life guards are in charge of the pool at all times.
2. Life guards are empowered to enforce all Presidential Meadows policies.
3. A safety break will take place the last 10 minutes of every hour. During this time only those swimming laps are allowed to remain in the pool.

## **GENERAL REQUIREMENTS AND CONDUCT**

Any individual(s) who are reported to be/or found to be in violation of any of these following pool rules will be reported to the Presidential Meadows Owners Association Board and possibly the Police Department and/or County Constable (as applicable). The nature of the situation will be considered and action(s) toward resolution will be at the Board's discretion.

1. USE OF ANY FACILITY AND EQUIPMENT PROVIDED IN THIS AMENITY CENTER IS AT YOUR DISCRETION. PLEASE USE CAUTION. SWIM AT YOUR OWN RISK
2. **Children should be accompanied by an adult.**

3. Proper swim attire is required. No "cut-offs," jeans, or denim materials are allowed. Proper swim attire includes: swimming suits, swimming trunks, white T-shirts, swimmers, and rash shirts which are made from nylon/poly blends and no cotton. Incontinent persons, including children who are not toilet trained, **MUST** wear swim diapers .
4. Swim diapers should be checked **AT LEAST** three times per hour.
5. The Baby pool is reserved for children ages five (5) and under. Children should always be supervised in the baby pool.
6. Conduct by any person deemed to be dangerous, unreasonable, or offensive (including "horseplay") is not allowed. Any individual disciplined repeatedly, or for serious infractions, will lose all pool privileges for the rest of the season.
7. Running, hopping, skipping, or speed walking within the pool area is prohibited.
8. Under no circumstances shall pets, bicycles, skateboards, scooters, roller skates, rollerblades, or motorized cycles be permitted within the pool fences.
9. Diving from the side of the pool is not permitted.
10. No glass containers or alcoholic beverages of any type are allowed in the pool area.
11. Food shall only be consumed in areas at least six feet away from the pool. Any food fallen on the ground must be cleaned up and put in a trash can.
12. All trash generated by swimmers must be placed in garbage containers or otherwise properly disposed of.
13. Swimmers are encouraged to shower before entering the pool. Persons with open sores, wounds and bandages or communicable diseases are encouraged to refrain from swimming in the pool. **NO ONE SHOULD USE THE POOL WHO HAS HAD DIARRHEA IN THE PREVIOUS TWO WEEKS. IF A FECAL ACCIDENT OCCURS: All swimmers must exit the pool immediately, and the pool will be closed for a minimum of two (2) hours** from the time the pool has been chemically treated. The pool will be cleaned, disinfected and tested, and proven to be free from contamination before the pool will be reopened. The owner of any lot whose resident or guest is found to be responsible for a closure due to fecal matter will be responsible for all costs to clean and reopen the pool. Pool Life Guards will supervise the evacuation of the pool and report the incident to management. Incidents, when the pool is closed, should be reported to Associa Hill Country Management at 512-347-2893 immediately.
14. Flotation devices are permitted as long as there are less than 25 people in the pool. All air-inflatable crafts used must be a maximum one person carrier. Exceptions are arm-floaties and toddler carriers/life preservers. U.S. Coast Guard approved life vest are recommended for those who are non-swimmers.
15. Any items lost will be your responsibility. Lost and found items will be disposed of monthly.
16. **The gates are to remain locked at all times. The pool can be accessed with a pool key fob and proper identification. The fence and gate that surround the pool area are for resident protection.**
17. Swim safely and treat others as you would like to be treated. Do not throw items when others are nearby. Lot owners are responsible for the behavior of their residents, tenants and guests at the pool. Please respect teachers and students involved in approved swim lessons. All swim lessons must be pre-approved by the Board.

18. In the event of inclement weather, swimmers are to clear the pool during the storm and for at least thirty (30) minutes after lightning and/or thunder has ceased. Patrons may at their own risk stay in the pool area during this time.

**UNDER NO CIRCUMSTANCES WILL ALCOHOL, TOBACCO, FIREARMS AND/OR DRUGS BE PERMITTED IN THE AMENITY CENTER OR SURROUNDING AREAS. ANYONE SEEN ENGAGING IN THE USE WILL BE SUBJECT TO LOSS OF PRIVILEGES FOR A PERIOD OF TIME TO BE DETERMINED BY THE ASSOCIATION BOARD. OTHER LEGAL ACTIONS MAY BE TAKEN IN CONJUNCTION WITH THE CITY OF MANOR POLICE DEPARTMENT AND THE COUNTY'S CONSTABLE.**

## **MISCELLANEOUS**

### Guest Policies

A Presidential Meadows Owners Association member must accompany and remain with guest(s). Guests are limited to five (5) per household. If you need to entertain more than five (5) guests, please call Associa Hill Country at 512-347-2893 to make arrangements.

Members are allowed to appoint a guardian for their needs as applicable, for example to access the pool with children when the parent/lot owner is not present. (Baby-sitters, relatives, family friends and neighbors are allowable guardians.)

Individuals who may have been involved in misconduct or vandalism to the pool area who are found on the premises may be asked to leave immediately regardless of guest status if the Board has given previous approval of such action. Individual(s) who are on the premises without permission may be asked to leave by the pool monitor/lifeguard, or by any Presidential Meadows Owners Association Board member or Board Appointee on the premises and must comply with any such request. If the individual(s) refuses to leave the premises, please contact the police from the emergency phone located at the pool, then contact Associa Hill Country.

### Pool Key Fobs

One pool key fob per household will be issued to each lot after the Waiver form has been signed. The Waiver form must be signed by all owners, or if the home is leased must be signed by all tenants. If your key fob is lost or stolen, you will be provided with a second replacement key fob AT A COST OF \$25.00 TO YOU, and your old key fob will be deactivated. To obtain key fob, please sign (execute) the current Waiver form and send it to Associa Hill Country. Upon receipt of the signed Waiver form, and pending assessment evaluation that the residence is in good standing, the key fob will then be activated and mailed ***Residents must not provide key fobs to anyone outside their residence other than a guardian on file with the Association.*** All key fobs are deactivated at the end of the pool season. The key fobs will be activated once the current pool season starts subject to deactivation/non-activation due to lack of good standing.

### Restrooms

All visitors to the pool are responsible for cleaning up after themselves when using the restrooms.

### Emergency Phone

911 services are available at the emergency phone located at the pool.

## **LOSS OF POOL PRIVILEGES**

- Any individual(s) using the pool after hours (see pool rules), will lose all pool privileges for the season.

- Any individual(s) committing acts of vandalism to the pool, pool house, equipment, and/or surrounding area will lose all pool privileges for the remainder of the season. The homeowner will be held responsible for cleaning and/or repair of damaged items.

**ADDITIONAL RULES, WHICH MAY BE POSTED AT SWIMMING POOL WILL ALSO APPLY**

**YOUR SIGNATURE ON THE WAIVER MEANS YOU WILL COMPLY WITH THE POOL RULES.**

After recording return to:  
Niemann & Heyer LLP  
1122 Colorado Suite 313  
Austin, TX 78701



**FILED AND RECORDED**  
**OFFICIAL PUBLIC RECORDS**

*Dana Debeauvoir*

DANA DEBEAUVOIR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

June 08 2016 10:28 AM

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