

ATTACHMENT 11

COMMUNITY FACILITIES RULES

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COMMUNITY FACILITIES RULES

Terms used but not defined in these Rules will have the meaning subscribed to such terms in that certain Easton Park Amended and Restated Master Covenant, recorded as Document No. 2016027307, in the Official Public Records of Travis County, Texas, as the same may be amended from time to time (the “Master Covenant”).

ARTICLE 1 PURPOSE

The purpose of these Rules is to define the policies, procedures and rules for use of facilities managed by the Easton Park Master Community, Inc., a Texas nonprofit corporation (these “**Community Facilities Rules**”). These Community Facilities Rules are designed to ensure all Easton Park community facilities (the “**Community Facilities**”) are fun, safe, and sanitary areas for the enjoyment of Owners, Occupants and their guests, and Homebuilders. The Board is responsible for adopting all Rules related to the Community Facilities. The Board reserves the right to modify or amend these Community Facilities Rules at any time. The Association, Management Staff (as defined below) and Board retain the right to enforce the Community Facilities Rules. Any questions as to the meaning of any part of these Community Facilities Rules, including any attached addendums and policies, shall be submitted to the Manager, including its employees and agents (collectively, the “**Management Staff**”).

ARTICLE 2 COMMUNITY FACILITIES ACCESS

2.1. **Owner Access Rights.** Only Owners in “Good Standing” with the Association will be granted access rights to the Community Facilities. As used herein, “**Good Standing**” shall be defined as meeting each of the following requirements:

- (i) All Assessments, fees and/or fines posted to an Owner’s account are current;
- (ii) An Owner’s Lot or Condominium Unit is in compliance and free of violations as determined by the Association, in its sole discretion; and
- (iii) An Owner does not have current or pending litigation with the Association.

An Owner in Good Standing who leases their Lot or Condominium Unit may assign their access rights to the Community Facilities to their designated tenant (“**Tenant**”). An Owner may not hold access rights to the Community Facilities during the same time period in which such access rights are assigned to a Tenant.

2.2. **Tenant Access Rights.** If the Owner of a leased Lot or Condominium Unit is not currently in Good Standing, the Tenant’s access rights to Community Facilities may be suspended or terminated as set forth in *Article 7* of these Community Facilities Rules. A Tenant, who acquires Resident Identification as defined in *Section 2.5* of these Community Facility Rules, shall be entitled to the same access rights to the Community Facilities as an Owner.

2.3. **Guests Access Rights.** All guests must be accompanied by an Owner or Tenant in order to use the Community Facilities. A guest who is an immediate family member of an Owner or Tenant and who does not live in the Easton Park community, does not need to be accompanied by an Owner or Tenant if written notification was provided to the Management Staff at least forty-eight (48) hours in advance noting the time period of the stay, that the family member resides outside of the Easton Park community, and the full name and contact information for the family member. No more than five (5) guests per household on a Lot or Condominium Unit are allowed to use the Community Facilities at one time, unless otherwise approved by the Board. All Owners or Tenants utilizing nannies or babysitters shall notify the Management Staff prior to usage of the Community Facilities with a Resident Identification as defined in *Section 2.5* of these Community Facility Rules. Notwithstanding the foregoing, Declarant shall be permitted to provide guest access from time to time, in its sole and absolute discretion.

2.4. **Homebuilders' Access Rights.** Homebuilders are entitled to receive access rights to the Community Facilities based on the number of Lots and/or Condominium Units owned within the Easton Park community as of January 1st of each calendar year.

2.5. **Resident Identifications and Daily Passes.**

2.5.1. **Issuance.**

(i) Electronic identification cards, fobs, or other forms of identification (the "**Resident Identifications**") shall be issued by the Association. Two (2) Resident Identifications will be issued to Owners and Tenants for each Lot or Condominium Unit. Homebuilders may be issued five (5) Resident Identifications annually for each set of one hundred (100) Lots or Condominium Units owned within the Easton Park community. Additionally, Homebuilders may be issued one (1) daily pass at the cost of \$100 each to provide to potential buyers for use within the Easton Park community. Homebuilders may transfer daily passes without further approval from the Management Staff.

(ii) Prior to receiving Resident Identifications, the following requirements shall apply:

(a) *Owners and Tenants.* Owners and any Tenants shall provide to the Management Staff proof of residency or tenancy and submit a completed Community Facilities Registration Form and Usage Release Agreement attached hereto as **Attachment 11A**. Any Tenants shall also provide a copy of their current lease agreement and must have the Community Facilities Registration Form and Usage Release Agreement countersigned by the Owner of the Lot or Condominium Unit. Tenants must provide to the Management Staff a new Community Facilities Registration Form and Usage Release Agreement and current lease agreement at the end of each lease term.

(b) *Homebuilders.* Homebuilders shall provide to the Management Staff the names of the specific persons who will have access rights to the Community Facilities and submit a completed Community Facilities Registration Form and Usage Release Agreement.

2.5.2. **Purchase of Additional Resident Identifications.**

(i) A maximum of two (2) additional Resident Identifications can be purchased by Owners and Tenants for additional persons who provide proof of residency or tenancy within the same Lot or Condominium Unit. Acceptable forms of identification for proving residency or tenancy will be determined by Management Staff and outlined on the Association's website. The fees for additional or replacement Resident Identifications will be outlined on the Association's website. Homebuilders may purchase additional daily passes as outlined on the Association's website.

(ii) Requests by Owners and Tenants to purchase more than four (4) Resident Identifications per Lot or Condominium Unit must be delivered in writing, along with proof of residency or tenancy for all persons, to the Management Staff for review. The Association, in its sole discretion, reserves the right to deny issuing more than four (4) Resident Identifications per Lot or Condominium Unit.

2.5.3. **Use.** Declarant, Homebuilders, Owners, Tenants and their guests must have their assigned Resident Identification or daily pass upon entering and throughout use of the Community Facilities, and may be required by Management Staff to present their Resident Identification or daily pass.

Unauthorized use of a Resident Identification or daily pass can lead to the suspension of access rights to the Community Facilities.

2.5.4. **Lost or Stolen.** All lost or stolen Resident Identifications or daily passes should be reported immediately to Management Staff. Otherwise, any activities associated with use of the Resident Identification or daily pass will remain the responsibility of the assigned Owner, Tenant or Homebuilder.

**ARTICLE 3
GENERAL COMMUNITY FACILITIES RULES**

3.1. **Conduct.** All Owners, Tenants, Homebuilders and their guests using the Community Facilities are expected to conduct themselves in a responsible, courteous, and safe manner, and shall refrain from improper or disruptive conduct toward other Owners, Tenants and their guests, Homebuilders, Management Staff and the Board, in compliance with these Community Facilities Rules.

3.2. **Hours.** The Community Facilities are available for use during normal operating hours to be established and/or posted by the Association and/or Management Staff. Normal operating hours for all Community Facilities can be found on the Association's website. The Association and/or Management Staff may modify normal operating hours as needed without notice. The Association and/or Management Staff shall have the ability to close any portion of the Community Facilities in its entirety, for any necessary health or safety precautions (i.e. thunderstorms, fecal accidents, etc.).

3.3. **Children.** Children younger than the ages listed below must be accompanied by an adult eighteen (18) years of age or older while utilizing the Community Facilities, unless specifically stated elsewhere in these Community Facility Rules.

Age 8 – Playground, Green Spaces, Parks and Trail Systems

Age 16 – Fitness Center

Age 14 – Pool, Ponds, and The Union

3.4. **Pets.** Pets are not allowed in the pool and fitness center areas of the Community Facilities; provided, however, that leashed Service Animals are permitted in the fitness center areas. Every effort will be made to accommodate those with special needs. Please see the Management Staff for assistance or questions. Leashed pets are allowed in playgrounds, green spaces, parks and trail systems. Certain areas of the parks may be designated as "off leash" dog park areas, as further described in the Green Spaces, Parks, Trail Systems and Ponds Policy attached to this Policy Manual as **Attachment 11D.**

3.5. **Vehicles.** Vehicles must be parked in designated areas. The use of off-road motorcycles, all-terrain vehicles, mini-bikes or other similar recreational off-road vehicles shall not be permitted within the Easton Park community unless such use complies with Applicable Law. Except for authorized maintenance vehicles, motorized vehicles of any kind are not allowed on any trail system or sidewalk within the Easton Park community.

3.6. **Service Areas.** Only Management Staff are allowed in the service areas of the Community Facilities.

3.7. **Trash and Debris.** Owners, Tenants, Homebuilders and their guests are responsible for cleaning up all trash and other debris occasioned by their use. Trash and debris must be deposited in appropriate trash receptacles.

3.8. **Fireworks.** Fireworks of any kind are strictly prohibited within Easton Park, unless approved for an event in advance by the Board. If approved in advance by the Board, Owners or Tenants will be solely responsible for completing all necessary permitting and safety inspection requirements as dictated by Applicable Law.

3.9. **Firearms.** Pursuant to Section 30.06 and 30.07, Texas Penal Code, firearms are not permitted at any Community Facility where posted.

3.10. **Smoking.** Smoking of any kind is prohibited at all Community Facilities and Common Areas, whether indoors or outdoors, including but not limited to recreation facilities, amenity buildings, swimming pools, parks, trail systems, walking paths, bike paths, gardens, landscaped areas, plazas and decks. This includes, but is not limited to, the use of cigarettes, cigars, hookah, pipes and vapor or electronic cigarettes, otherwise known as “e-cigarettes.”

3.11. **Public Intoxication.** Public intoxication is strictly prohibited at all Community Facilities. The Association and/or Management Staff shall have the authority in their sole discretion to deny use of the Community Facilities to any person they deem to be intoxicated or conducts themselves in an unruly manner.

3.12. **Loitering and Trespassing.** Loitering is not permitted at or near any Community Facility at any time including, but not limited to, loitering or attempting to gain access to any Community Facility outside of normal operating hours. All trespassers will be reported to the local authorities.

3.13. **Signs.** No signs of any kind may be displayed on the Community Facilities or Common Area without prior written approval from the Easton Park Reviewer. For more information on Rules regarding signs within the Easton Park community, see the Master Covenant and any applicable Development Area Declaration.

3.14. **Emergencies.** **FOR SERIOUS INJURY OR LIFE-THREATENING EMERGENCY ASSISTANCE, CALL 911.** After contacting 911, if required, all emergencies and injuries must be reported to the office of the Management Staff.

3.15. **Violation.** Owners, Tenants, Homebuilders and their guests shall abide by and comply with Applicable Law and these Community Facilities Rules while present at or utilizing the Community Facilities and shall ensure that any minor or guest for whom they are responsible also complies with the same. Violation of these Community Facilities Rules and/or misuse or destruction of Community Facilities property, improvements or equipment may result in the suspension or termination of access rights to Community Facilities as determined by the Association, in its sole discretion. The Association may pursue further legal action and restitution in regards to destruction of Community Facilities property, improvements or equipment.

3.16. **Amendment.** The Board, in its sole discretion, reserves the right to amend, modify, or remove, in part or in its entirety, these Community Facilities Rules.

**ARTICLE 4
RENTAL OF COMMUNITY FACILITIES**

4.1. **Community Programming.** The Association reserves the right to provide community programming, in its sole discretion. The Association has the authority to reserve any Community Facility that may or may not be generally available for private rental.

4.2. **Private Rental.** Community Facilities shall be used on a first-come, first-served basis. Certain Community Facilities may be rented for private use by Owners and Tenants with the approval of the Association.

**ARTICLE 5
GRILLS**

5.1. **Easton Park Community Grills.** Only adults eighteen (18) years of age or older are permitted to use a community grill. Owners, Tenants and Homebuilders shall comply with the following when operating a community grill:

- (i) Community grills shall not be left unattended at any time while in use;
- (ii) Be courteous and share the community grill area if other Owners, Tenants or Homebuilders are waiting to use the community grill area;

(iii) When finished grilling, be cognizant of other Owners, Tenants and Homebuilders that may be waiting to use the community grill area;

(iv) Clean up all trash and other debris occasioned by the use of the community grill area, deposit all trash and debris in appropriate trash receptacles, and clean the grill(s), counter space(s) and picnic table(s). Grill and counter cleaners are located in the cabinets underneath the community grills; and

(v) Fees may be incurred for failure to return any items loaned by the Association within twenty-four (24) hours following rental or for failure to clean grill or counter space after use.

5.2. **Private Grills.** Private grills of any kind are not permitted within the Community Facilities or Common Areas unless for an Association event.

**ARTICLE 6
LOSS OR DESTRUCTION OF PROPERTY
OR INSTANCES OF PERSONAL INJURY**

Owners, Tenants and Homebuilders, as a condition of invitation to the premises of the Community Facilities, shall assume the sole responsibility for their personal property.

The Association and its contractors shall not be responsible for the loss or damage to any private property used or stored on the premises of the Community Facilities, whether in lockers or elsewhere.

No Owner, Tenant or Homebuilder shall remove from the Community Facilities, any property or furniture belonging to the Association or its contractors without proper authorization.

Owners, Tenants, and Homebuilders shall be liable for any property damage and/or personal injury at the Community Facilities, or at any activity or function operated, organized, arranged or sponsored by the Association or its contractors, caused by the Owner, Tenant, Homebuilder, his/her family member or his/her guests.

The Association reserves the right to pursue any and all legal actions and equitable measures necessary to remedy any losses due to property damage or personal injury.

ANY OWNER, TENANT AND THEIR GUESTS, HOMEBUILDER, OR OTHER PERSON WHO, IN ANY MANNER, MAKES USE OF, ACCESSES, ENTERS, OR ACCEPTS THE USE OF ANY APPARATUS, APPLIANCE, FACILITY, PRIVILEGE OR SERVICE WHATSOEVER OWNED, LEASED OR OPERATED BY THE ASSOCIATION OR ITS CONTRACTORS, OR WHO ENGAGES IN ANY CONTEST, GAME, FUNCTION, EXERCISE, COMPETITION OR OTHER ACTIVITY OPERATED, ORGANIZED, ARRANGED OR SPONSORED BY THE ASSOCIATION, EITHER ON OR OFF THE COMMUNITY FACILITIES' PREMISES, SHALL DO SO AT HIS OR HER OWN RISK, AND SHALL HOLD THE ASSOCIATION, THE BOARD, THE MANAGEMENT STAFF, AND THEIR RESPECTIVE EMPLOYEES, REPRESENTATIVES, AND AGENTS, HARMLESS FOR ANY AND ALL LOSS, COST, CLAIM, INJURY DAMAGE OR LIABILITY SUSTAINED OR INCURRED BY HIM OR HER, RESULTING THEREFROM AND/OR FROM ANY ACT OF OMISSION OF THE ASSOCIATION, THE BOARD, THE MANAGEMENT STAFF, AND THEIR RESPECTIVE EMPLOYEES, REPRESENTATIVES, AND AGENTS.

Any Owner, Tenant or Homebuilder shall have, owe, and perform the same obligation to the Association, the Board, the Management Staff, and their respective employees, representatives, and agents hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such Owner or Tenant or Homebuilder.

Should any party bound by these Community Facilities Rules file a lawsuit or arbitration action against the Declarant, the Association, the Board or the Management Staff, agents or employees of the Association, any Community Facilities operator or its officers, employees, representatives, contractors or agents (in such case, the "**Defending Parties**") in connection with: (1) any event operated, organized, arranged or sponsored by the Association; (2) any claim or matter in connection with any event operated, organized, arranged or sponsored by the Association; or (3) any claim arising out the use of any Community Facilities; and such party fails to obtain

judgment therein against the Defending Parties, such party shall be liable to the Defending Parties for all costs of court and attorney's fees incurred by it in the defense of such suit (including court costs and attorney's fees through all appellate proceedings, if so permitted). This unilateral fee provision does not create or establish a right to recover costs of court and attorney's fees against any Defending Party.

**ARTICLE 7
SUSPENSION AND TERMINATION OF PRIVILEGES**

7.1. Adult Privileges.

(i) Privileges at the Community Facilities shall be subject to suspension or termination if an adult Owner, Tenant or their guest, or Homebuilder:

(a) Submits false information on the Community Facilities Registration Form and Usage Release Agreement or written notification regarding guests;

(b) Permits unauthorized use of a Resident Identification or guest pass;

(c) Exhibits unsatisfactory behavior, as determined by the Association and/or Management Staff, in its sole discretion;

(d) Fails to abide by these Community Facilities Rules; or

(e) Treats the personnel or employees of the Association and/or Management Staff in an unreasonable or abusive manner, and/or engages in conduct that is improper or likely to endanger the welfare, safety, or reputation of the Association and/or Management Staff. Examples include, but are not limited to, the use of profanity, verbal and physical assault, or the threat of verbal or physical assault.

(ii) The Association and/or Management Staff may at any time restrict or suspend any access rights to any or all the Community Facilities when such action is necessary to: (a) protect the health, safety, and welfare of other Owners, Tenants and their guests, and Homebuilders; (b) to prevent unauthorized use of the Community Facilities; or (c) to protect the Community Facilities from damage.

(iii) The Association shall follow the process below in regards to suspension or termination of an adult Owner, Tenant or their guest, or Homebuilder's access rights to Community Facilities:

(a) *First Offense.* Unless such violation is egregious, as determined in the sole and absolute discretion of the Board, a first offense violation will result in written notice and explanation of the violation being given to the adult Owner, Tenant or their guest, or Homebuilder with a copy of such notice being filed in the Management Staff's office.

(b) *Second Offense.* Unless such violation is egregious, as determined in the sole and absolute discretion of the Board, a second offense violation will result in an automatic suspension of all access rights to the Community Facilities for thirty (30) days. Written notice and explanation will be given to the adult Owner, Tenant or their guest, or Homebuilder and a copy of such notice will be filed in the Management Staff's office.

(c) *Third Offense.* Unless such violation is egregious, as determined in the sole and absolute discretion of the Board, a third offense violation will result in a suspension of all of the adult Owner, Tenant or their guest, or Homebuilder's access rights to the Community Facilities until the next Board meeting. At the Board meeting, a record of all previous offenses will be presented to the Board for recommendation of termination of Community Facilities access rights for one (1) calendar year (or shorter amount of time at the Board's discretion). Written notice will be given to the adult Owner, Tenant or their guest, or Homebuilder, as to the Board's decision.

7.2. **Minor Privileges.**

(i) At the discretion of the Association and/or Management Staff, minors (*children under the age of eighteen (18)*) who violate these Community Facilities Rules may be expelled from the Community Facilities for up to one (1) month. Upon such expulsion, a written report shall be prepared detailing the name of the minor, the prohibited act committed, and the date in which the act took place. The written report will be mailed to the minor's parental guardian at the address on file and will be kept on file at the Management Staff's office.

(ii) Any minor who is expelled from the Community Facilities three (3) times in a one (1) year period, shall be expelled from the Community Facilities for one (1) calendar year from the date of the third offense.

7.3. **Immediate Suspension and Removal.**

(i) The Association and/or Management Staff have the exclusive right, authority, and discretion to immediately suspend and remove any Owner, Tenant or their guest, or Homebuilder, for a period of no less than seven (7) days for the use of, but not limited to:

(a) Profanity;

(b) Harm or threat of harm to the Association and/or Management Staff, Community Facilities, Owners, Tenants or their guests, and Homebuilders; or

(c) Failure to follow direction by the Association and/or Management Staff on the Community Facilities or Common Area.

(ii) An incident report will be generated, and a copy of such incident report will be filed in the Management Staff's office. Upon issuance of an immediate suspension and removal, should the Owner, Tenant or their guest, or a Homebuilder, continue to act or perform in an inappropriate manner or behavior, said Owner, Tenant or their guest, or Homebuilder, shall forfeit all access rights to the Community Facilities until the next Board meeting. Furthermore, the Association and/or Management Staff may recommend termination of the Owner, Tenant or their guest, or Homebuilder's, access rights to the Community Facilities for a period of six (6) months or greater.

(iii) Notwithstanding the foregoing, if at any time an Owner, Tenant or their guest, or Homebuilder, is arrested for an act committed, or allegedly committed, while on Community Facilities or Common Area, that Owner, Tenant or their guest, or Homebuilder, shall have all access rights to Community Facilities suspended until the next Board meeting. At the Board meeting, the Board will be presented with the information surrounding the arrest and a recommendation of termination of access rights to Community Facilities for up to one (1) calendar year (or shorter amount of time at the Board's discretion). Written notice will be given to the Owner, Tenant or their guest, or Homebuilder, as well as mailed to the address on file, as to the Board's decision.

(iv) Utilizing the Community Facilities during the suspension period, whether as an Owner, Tenant, guest, or Homebuilder, may result in a trespassing citation that may be issued by the Travis County Sheriff's Office.

(v) Attempts made to gain access to the Community Facilities using a false Resident Identification or daily pass, will result in the suspension of that Resident Identification or daily pass holder's access rights to the Community Facilities for a period of fifteen (15) days.

(vi) Suspension Effective Date:

(a) The effective date for suspension of access rights to the Community Facilities will be from the date of the written notice of suspension.

(b) Weekdays (Monday - Friday) and Weekends (Saturday - Sunday) will be calculated toward the total number of suspension days.

7.4. **Appeal Process.**

(i) An Owner, Tenant or their guest, or Homebuilder, has the right to dispute and request an appeal to suspension of their access rights to the Community Facilities. The party subject to suspension may file a notice of appeal of such suspension, in writing, to the Management Staff's office, within five (5) business days from the receipt of the date of the written notice.

(ii) Appellant and parental guardian (if appellant is a minor), must be physically present or represented by counsel at the meeting in which the appeal will be heard by the Board.

(iii) Upon Board action on an appeal, no subsequent appeal will be given or heard for the same offense.

ATTACHMENT 11A

EASTON PARK MASTER COMMUNITY, INC.

COMMUNITY FACILITIES REGISTRATION FORM AND USAGE RELEASE AGREEMENT

[See Attached]

EASTON PARK MASTER COMMUNITY, INC.
Community Facilities Registration Form and Usage Release Agreement

Name: _____ Cell Phone: _____
 Spouse's Name: _____ Cell Phone: _____
 Street Address: _____
 Phone: _____ Email 1: _____ Email 2: _____
 Resident ___ Tenant ___ Corporate Owner of Property ___

Request for Access Cards for Children (Children 14 years and older)			
Name	Relation	Age	Email
Name	Relation	Age	Email

Authorization, Waiver, and Indemnification by Parent(s) or Legal Guardian(s) of Minor Child(ren) Under 18

I, for myself, my heirs, and for any minor children listed below (each, a "User"), HOLD HARMLESS AND RELEASE Easton Park Master Community, Inc., a Texas nonprofit corporation (the "Community"), and the Community's managers, agents, employees, affiliates, officers, and directors (the "Released Parties"), from any and all claims, causes of action, demands, losses, damages, expenses, and costs, including, but not limited to, any claim for personal injury or property damage, including death, arising out of or relating in any way to use of the Community's facilities or property (the "Property"), including any such claims arising out of or caused by any act or omission by the Released Parties, **INCLUDING ANY NEGLIGENT ACTS BY THE RELEASED PARTIES, and AGREE TO INDEMNIFY AND HOLD HARMLESS THE RELEASED PARTIES FROM AND AGAINST ANY AND ALL LOSSES, DAMAGES, COSTS, AND LIABILITIES ARISING OUT OF OR CONNECTED WITH SUCH USER'S USE OF THE PROPERTY, INCLUDING ANY NEGLIGENT ACTS BY THE RELEASED PARTIES.**

I. Authorization of Medical Treatment

In the event that I cannot be reached, I authorize and direct any employee or agent representing the Community to make emergency medical decisions for the child(ren), and release the Community from liability for the cost of such medical treatment.

II. Applicable Rules

I acknowledge and agree that I shall be bound at all times by the terms and conditions of the policies, rules and regulations of the Community, as currently in effect and as may be amended from time to time.

III. Photo Release

By selecting YES, I acknowledge and agree that images of me and my family may be used in promotional materials for the Easton Park community which may be published in print, video, or digital format.

<i>I have read and understand the terms of this Authorization and Waiver and have willingly signed below as my own free act, being both of lawful age and legally competent to do so.</i>	
Printed Name: _____ Signature: _____ Date: _____	Printed Name: _____ Signature: _____ Date: _____

ATTACHMENT 11B**EASTON PARK MASTER COMMUNITY, INC.****POOL POLICY**

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Easton Park Amended and Restated Master Covenant, recorded as Document No. 2016027307, in the Official Public Records of Travis County, Texas, as the same may be amended from time to time, and in the Community Facilities Rules in this Policy Manual's Attachment 11, attached hereto and incorporated herein.

1. **Use.**

- a. The pool area of the Community Facilities (the "Pool Area") is available only to Owners, Tenants and Homebuilders and their guests, who shall use their assigned Resident Identification or daily pass upon entering the Pool Area.
- b. Children under the age of 14 should not use the pool without adult supervision.
- c. All guests must be accompanied by an Owner or Tenant or Homebuilder unless otherwise approved in advance by the Management Staff.
- d. Guests and daily pass holders may be required to register at the time of admission to the Pool Area.
- e. No more than five (5) guests for each Owner or Tenant Lot or Condominium Unit are permitted at any one time in the Pool Area.
- f. Users of the pool must shower before entering the pool.
- g. The Association and Management Staff reserve the right to deny use of the Pool Area to anyone at any time.
- h. At the sole discretion of the Association or Management Staff, access and use of the Pool Area or any portion thereof may be limited from time to time due to occupancy limits, weather, seasons of the year, the condition of the Pool Area, maintenance or specialized activities. The Pool Area or any portion thereof is officially closed when a "CLOSED" sign is posted.
- i. During thunder and lightning or an emergency incident, all persons must clear the Pool Area.

2. **Pool Gates.** The pool gates shall be kept closed and locked at all times. Owners, Tenants and their guests, and Homebuilders, may not attempt to prop open the pool gates for any reason.

3. **Hours of Operation.** Use of the Pool Area is only permitted during designated hours, as posted in a location in the Pool Area and on the Association's website. The scheduled days and hours of operation will be determined by the Association and are subject to change without notice. The Management Staff and/or the Association may modify hours of operation as needed without notice.

4. **Maintenance.** The Pool Area and/or surrounding area may be closed for various periods of time to facilitate maintenance, winterize and to maintain standards set forth by Applicable Law.

5. **No Private Rental.** The pool is not available for exclusive private rental. However, the pool may be available for non-exclusive group reservations. Please contact the Management Staff for further information.

6. **Pets Not Allowed.** Pets are not allowed in the Pool Area except leashed Service Animals. Service Animals are prohibited from entering the water. Every effort will be made to accommodate those with special needs. Please see the Management Staff for assistance or questions.
7. **Pool Area Toys.** Toys, beach balls and approved floating devices may be allowed in the Pool Area at the discretion of Management Staff.
8. **ADA Chair Lift Rules.** An ADA chair lift is available for use by disabled Owners, Tenants and their guests, and Homebuilders. The ADA chair lift is designed for self-use. Management Staff is not authorized to assist Owners, Tenants and their guests, and Homebuilders, with use beyond initial review of the operating instructions. Use of the ADA chair lift by non-disabled Owners, Tenants and their guests, and Homebuilders, may result in immediate suspension and removal from the Pool Area by the Management Staff.
9. **Pool Area Equipment.** Pool furniture and equipment may not be removed from the Pool Area. All persons using the Pool Area are required to cover the pool furniture with a towel when using suntan oils and lotions.
10. **Attire, Swim Diapers and Personal Flotation Devices.**
 - a. Appropriate swim attire must be worn in the Pool Area. No denim or cotton shorts are permitted in the pool. Use of aquatic socks or water sandals with non-marking soles is suggested.
 - b. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers or disposable swim diapers, as well as a swimsuit over the swim diaper. The changing of diapers or clothes is not allowed in the Pool Area. Changing rooms are available in both the men's and women's pool restrooms.
 - c. Any child that is unable to swim must wear a U.S. Coast Guard-approved personal flotation device.
 - d. While in the water, children three (3) years old and under must be within arm's length of a parent or responsible adult eighteen (18) years of age or older. Children four (4) years old to six (6) years old must have a parent or responsible adult eighteen (18) years of age or older in the water within ten (10) feet of the child.
11. **Prohibitions.** The following are NOT permitted in the Pool Area:
 - a. Diving, somersaults, cannon balls, or similar type entries from the edge of the pool;
 - b. Running, roughhousing or disorderly conduct;
 - c. Remote controlled water crafts;
 - d. Wave riding boards;
 - e. Snorkel gear;
 - f. Hard objects such as, but not limited to, tennis balls or hard plastic Frisbees;
 - g. Installing unauthorized chemicals or soaps within the Pool Area and failure to comply could result in the Owner, Tenant or Homebuilder being liable for any costs incurred in treating and reopening the pool;
 - h. Excessive screaming;
 - i. Language that is loud, abusive, vulgar, cussing or harassing in nature;
 - j. Loud or inappropriate music. Personal audio or visual devices may only be used with headphones;

- k. Glass containers of any kind and other breakable items;
 - l. Food in the pool. Soft drinks and food items must be consumed in designated areas only and away from the pool;
 - m. Loitering during non-posted hours of operation;
 - n. Tobacco products, smoking and/or vaping;
 - o. Use of controlled substances;
 - p. Public intoxication;
 - q. Any person having an apparent infectious disease (including, but not limited to, conjunctivitis, signs of infection from a runny nose, diarrhea, etc.), plaster cast, open cuts or bandage; and
 - r. The storage, placement or maintaining of any personal items of Owners, Tenants and their guests, and Homebuilders. Any items or personal property found are deemed abandoned and may be disposed of by the Association or Management Staff.
12. **Trash and Debris.** Owners, Tenants and their guests, and Homebuilders, are responsible for cleaning up all trash and other debris occasioned by their use. Trash and debris must be deposited in appropriate trash receptacles.
13. **USE OF THE POOL AREA IS AT YOUR OWN RISK.**
- a. The Association is not responsible for accidents, injuries or loss of personal property.
 - b. The Association is not responsible for any effects the chemicals within the pool may cause. Do not swallow pool water.
 - c. The Pool Area is unattended.
 - d. **THE ASSOCIATION DOES NOT EMPLOY LIFEGUARDS OR STAFF MEMBERS WITH LIFEGUARD TRAINING TO MONITOR THE POOL AREA.**
 - e. Owners, Tenants and their guests, and Homebuilders, use the Pool Area at their own risk and are solely responsible for the safety and well-being of themselves, their guests, any minors under their supervision and that of any designated childcare providers.
14. **Emergencies.** **FOR SERIOUS INJURY OR LIFE-THREATENING EMERGENCY ASSISTANCE, CALL 911.** After contacting 911, if required, all emergencies and injuries must be reported to the office of the Management Staff.
15. **Violation.** Owners, Tenants and Homebuilders shall abide by and comply with Applicable Law, this Pool Policy, and the Community Facilities Rules while present at or utilizing the Pool Area and shall ensure that any minor or guest for whom they are responsible also complies with the same. Violation of this Pool Policy, the Community Facilities Rules and/or misuse or destruction of Community Facilities property, improvements or equipment may result in the suspension or termination of access rights to Community Facilities as determined by the Association, in its sole discretion. The Association may pursue further legal action and restitution in regards to destruction of Community Facilities property, improvements or equipment.
16. **Additional Restrictions.** The Board reserves the right to amend these restrictions or impose additional restrictions on use as warranted.

ATTACHMENT 11C**EASTON PARK MASTER COMMUNITY, INC.****PLAYGROUND POLICY**

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Easton Park Amended and Restated Master Covenant recorded as Document No. 2016027307, in the Official Public Records of Travis County, Texas, as the same may be amended from time to time, and in the Community Facilities Rules in this Policy Manual's Attachment 11, attached hereto and incorporated herein.

1. **Use.** The playground areas of the Community Facilities (the "**Playgrounds**") are available only to Owners, Tenants and their guests, and Homebuilders. An Owner or Tenant over the age of eighteen (18) years must accompany at all times: (i) guests; and (ii) children under the age of eight (8) years. No more than five (5) guests for each Owner or Tenant are permitted at any one time in the Playgrounds.
2. **Hours of Operation.** Use of the Playgrounds is only permitted during designated hours, as posted in a location in the Playgrounds area and on the Association's website. The scheduled days and hours of operation will be determined by the Association and are subject to change without notice. The Management Staff and/or the Association may modify hours of operation as needed without notice. If the designated hours are NOT posted, the hours of operation of the Playgrounds are from dawn until dusk.
3. **Maintenance.** The Playgrounds and/or surrounding area may be closed for various periods of time to facilitate maintenance and to maintain standards set forth by Applicable Law.
4. **No Private Rental.** The Playgrounds are not available for exclusive private rental. However, the Playgrounds may be available for non-exclusive group reservations. Please contact the Management Staff for further information.
5. **Pets Allowed.** All dogs in the Playgrounds must have all required vaccinations, with appropriate tags displayed on their collars. Dog owners or handlers must furnish proof of current vaccinations upon request.
6. **Prohibitions.** The following are NOT permitted in the Playgrounds area:
 - a. Rough play;
 - b. Excessive screaming;
 - c. Language that is loud, abusive, vulgar, cussing or harassing in nature;
 - d. Loud or inappropriate music;
 - e. Glass containers of any kind and other breakable items;
 - f. Loitering during non-posted hours of operation;
 - g. Use of tobacco products, smoking, vaping and/or the use of controlled substances; and
 - h. Public intoxication.
7. **Trash and Debris.** Owners, Tenants and their guests, and Homebuilders, are responsible for cleaning up all trash and other debris occasioned by their use. Trash and debris must be deposited in appropriate trash receptacles.
8. **USE OF THE PLAYGROUNDS IS AT YOUR OWN RISK.** The Association is not responsible for accidents, injuries or loss of personal property. The Playgrounds are unattended. Owners, Tenants and their guests,

and Homebuilders, use the Playgrounds at their own risk and are solely responsible for the safety and well-being of themselves, their guests, any minors under their supervision and that of any designated childcare providers.

9. **Emergencies.** **FOR SERIOUS INJURY OR LIFE-THREATENING EMERGENCY ASSISTANCE, CALL 911.** After contacting 911, if required, all emergencies and injuries must be reported to the office of the Management Staff.
10. **Additional Restrictions.** The Board reserves the right to amend these restrictions or impose additional restrictions on use as warranted.

ATTACHMENT 11D**EASTON PARK MASTER COMMUNITY, INC.****GREEN SPACES, PARKS, TRAIL SYSTEMS AND PONDS POLICY**

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Easton Park Amended and Restated Master Covenant recorded as Document No. 2016027307, in the Official Public Records of Travis County, Texas, as the same may be amended from time to time, and in the Community Facilities Rules in this Policy Manual's Attachment 11, attached hereto and incorporated herein.

The Easton Park community contains certain parkland, greenbelt areas, trail systems, pavilions and recreational facilities, including wet ponds that have both water quality and aesthetic features, all of which number among Easton Park's many amenities, some or all of which may be owned by the District (the Parks, Pond and pavilions being collectively referred to as the "Parks"). In return for the use of the aforementioned amenities, Easton Park's Owners, Tenants, Homebuilders and their guests, must abide by the rules and regulations of such Parks, as stated here in this policy. These rules are set forth by the Association which is authorized to adopt and enforce all necessary rules and regulations governing the Parks and to establish fees, charges and a schedule for the use of its facilities.

1. **Access Policy.**

1.01. The Parks are available only to Owners, Tenants, Homebuilders and their guests. An Owner, Tenant or Homebuilder over the age of eighteen (18) years must accompany at all times children under the age of nine (9) years. Owners, Tenants, Homebuilders and their guests may only use Parks designated by the Association for use, in its sole discretion.

1.02. Access to and use of the Parks between 10:00 P.M. and 5:00 A.M. is not permitted. Park hours will be posted in the Parks. The scheduled days and hours of operation will be determined by the Association and are subject to change without notice. The Management Staff and/or the Association may modify hours of operation as needed without notice. If the designated hours are NOT posted, the hours of operation of the Parks are from dawn until dusk.

1.03. The Parks and/or surrounding areas may be closed for various periods of time to facilitate maintenance, grounds keeping and to maintain standards set forth by Applicable Law.

1.04. Unless reserved with the Association or the Management Staff, the pavilions are available on a first-come, first-served basis.

1.05. Reservations for any reservable Park facilities are to be made through the Association or the Management Staff. The Association may impose a fee for use of the pavilions, parks and other amenities located within the Parks.

2. **General Rules and Regulations Applicable to the Parks.**

2.01. The following are NOT permitted in the Parks:

- a. Rough play;
- b. Excessive screaming;
- c. Language that is loud, abusive, vulgar, cussing or harassing in nature;
- d. Inappropriate music;
- e. Glass containers of any kind and other breakable items;

- f. Loitering during non-posted hours of operation;
- g. Tobacco products, smoking and/or vaping;
- h. Discharging of firearms, pellet guns, bow and arrows, sling shots and other weapons or hazardous items;
- i. The discharge of starter pistols;
- j. The display of a firearm or other weapon in a manner calculated to alarm or threaten another person;
- k. Disturbance of natural landscape or ecosystems;
- l. Feeding wildlife;
- m. Horses, unless approved in advance by the Association or Management Staff;
- n. Camping, unless approved in advance by the Association or Management Staff;
- o. Cooking, unless approved in advance by the Association or Management Staff; and
- p. Fires, unless approved in advance by the Association or Management Staff.

2.02. No vandalism or other actions that could cause damage to the Parks or Parks' facilities or vegetation is permitted. Marking, painting or placing graffiti in the Parks or Parks' facilities or trees within the Parks, or cutting of trees within the Parks, is not permitted. No spray paint cans or other paint products that could be used for marking, painting or placing graffiti in the Park or on Park facilities are permitted.

2.03. Bikes, skateboards, scooters and roller-skates are only allowed on the designated trail systems provided they are used in a careful and prudent manner and at a rate of speed no greater than what is reasonable and proper under the conditions existing at the point of operation, taking into account the amount and character of pedestrian traffic, grade, and width of the trail system, condition of surface, and observation of all traffic-control devices. Every person using wheeled transportation upon a trail system shall yield the right-of-way to any pedestrian.

2.04. Motorized vehicles and equipment are not allowed in the Parks, except on paved roads, driveways and marked parking areas, except as follows:

- a. Authorized District vehicles, including vehicles of the District's contractors when engaged in approved District construction, maintenance or repair work and vehicles of District Board members when engaged in official District business; and
- b. Vehicles admitted on a temporary basis for the purpose of delivering supplies or materials to patrons using the Parks, when authorized by the Association or Management Staff in writing in advance, provided that no damage is caused to the Park's facilities, grounds or sprinkler systems as a result.

2.05. The possession or use of fireworks within the Parks is prohibited, unless permitted in advance by the Association.

2.06. The consumption of alcoholic beverages is not permitted, unless permitted in advance by the Association or Management Staff.

2.07. No amplified or live music or sound-generating machinery, device or equipment is permitted within one hundred feet (100') of a residential area unless permitted in advance by the Association or Management Staff. No amplified or live music or sound-generating machinery, device or equipment that creates vibrations

apparent to a person of normal sensitivities more than seventy-five feet (75') from the area it is generated and/or that creates sound in excess of seventy-five (75) decibels that is audible more than seventy-five feet (75') from the area it is generated is permitted, unless permitted in advance by the Association or Management Staff.

2.08. No wildlife may be harmed, harassed, hunted, trapped or removed from the Parks unless expressly authorized by the Board.

2.09. Littering is not permitted. All trash generated by park patrons must be collected and disposed of in the trash receptacles provided or removed from the Parks and disposed of properly off of the premises. If trash receptacles are full, additional trash must be placed in plastic trash bags that are tied closed and placed next to the receptacles.

2.10. No signs may be attached to or placed on any Park property without the prior, written approval of the Board or Management Staff. Unauthorized signs may be removed and disposed of without liability to the individual who installed or placed them.

2.11. Moonwalks, inflatables, rock walls, water/splash slides, miniature trains and petting zoos are NOT permitted at any time unless approved in advance by Management Staff

2.12. Confetti and piñatas containing confetti or similar material are not permitted. The throwing of rice is not permitted.

2.13. **USE OF THE PARKS IS AT YOUR OWN RISK.** The Association and District is not responsible for accidents, injuries or loss of personal property. The Parks are unattended. Owners, Tenants and their guests, and Homebuilders, use the Parks at their own risk and are solely responsible for the safety and well-being of themselves, their guests, any minors under their supervision and that of any designated childcare providers.

2.14. **FOR SERIOUS INJURY OR LIFE-THREATENING EMERGENCY ASSISTANCE, CALL 911.** After contacting 911, if required, all emergencies and injuries must be reported to the office of the Management Staff.

2.15. The Board reserves the right to impose additional restrictions on use as the situation warrants.

2.16. Additional rules may be adopted by the Association to regulate usage of the Parks, including deposits, usage fees, commercial activities and large-scale events.

3. **Additional Regulations Applicable to the Ponds.**

3.01. An Owner, Tenant or Homebuilder over the age of eighteen (18) years must accompany at all times children under the age of sixteen (16) years.

3.02. Fishing in the ponds is subject to regulation by the Board. Signage may be posted advising patrons whether "fishing is permitted", "catch and release regulations are in effect", or "fishing is prohibited". Violations of any posted signage will subject the violator to a fine as authorized by these Rules.

3.03. When fishing is authorized under Section 3.01, it is only permitted from the banks of the ponds. No wading or swimming in the ponds is permitted.

3.04. Except for boats being used by District employees or contractors for maintenance purposes, or those approved in advance by the Association, no boat or other apparatus (including kayaks, stand up paddle boards, etc.) are permitted in the ponds without prior approval of the Board or Management Staff.

3.05. No actions that could harm the natural flora and fauna in and around the ponds is permitted. The release or feeding of domestic ducks around the ponds is not permitted, as they may cause harm to the natural environment of the ponds.

4. **Additional Regulations Applicable to Dogs and Use of the Dog Park.**

4.01. General Regulations.

a. All dogs in the Parks must have all required vaccinations, with appropriate tags displayed on their collars. Dog owners or handlers must furnish proof of current vaccinations upon request.

b. Except when in specifically designated "off leash" dog park areas, all dogs must be confined to a leash under the physical control and restraint by their owners or handlers at all times, including when in and around ponds.

c. Dogs that have been determined to be "dangerous dogs" under Chapter 822, Subchapter D of the Texas Health & Safety Code are not permitted in the Parks.

d. All waste generated by a dog while in the Parks must be collected by the dog's owner or handler and disposed of in an appropriate trash receptacle.

5. **Additional Regulations Applicable to "Off Leash" Dog Park Areas.**

5.01. Use of the dog park is at the patron's own risk. THE DISTRICT AND ASSOCIATION ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGE CAUSED BY ANY DOG IN THE OFF-LEASH DOG PARK AREA. All owners and handlers are responsible for any damage or injuries caused by the dogs they bring to the dog park.

5.02. All gates to the dog park must be closed and latched upon entry and departure.

5.03. The small dog enclosure is only for dogs twenty-five (25) pounds and under. The large dog enclosure is only for dogs over twenty-five (25) pounds.

5.04. No dog may be left unattended in the dog park. All dogs must be within the view of and under voice control by a handler over the age of sixteen (16) who is physically capable of controlling his or her dogs.

5.05. No handler may be responsible for more than three (3) dogs on any one visit unless an exception is approved by the Association or Management Staff.

5.06. No large group activities or events, or reservations of the dog park, are permitted without prior Board or Management Staff approval.

5.07. Each handler must have a leash in his or her possession for each dog for which he or she is responsible.

5.08. Dog handlers must prevent all aggressive behavior by their dogs, including aggressive barking, biting, and fighting. Dogs displaying aggressive behavior must be removed from the premises immediately. DOG OWNERS AND HANDLERS ARE RESPONSIBLE FOR THE BEHAVIOR OF THEIR DOGS. AGGRESSIVE DOGS ARE NOT PERMITTED IN THE DOG PARK AT ANY TIME.

5.09. Dogs under four (4) months of age, in heat, or displaying symptoms of illness are not permitted in the dog park.

5.10. Children must be under adult supervision at all times while within the dog park. Running and chasing after the dogs is not permitted.

5.11. Smoking, food, and glass containers are not permitted in the dog park.

ATTACHMENT 11E**EASTON PARK MASTER COMMUNITY, INC.****FITNESS CENTER POLICY**

Terms used but not defined in this policy will have the meaning subscribed to such terms in that certain Easton Park Amended and Restated Master Covenant recorded as Document No. 2016027307, in the Official Public Records of Travis County, Texas, as the same may be amended from time to time, and in the Community Facilities Rules in this Policy Manual's Attachment 11, attached hereto and incorporated herein.

1. **Use.** The fitness center area of the Community Facilities (the "Fitness Center") is available only to Owners, Tenants and their guests, and Homebuilders. Independent contractors are not allowed to utilize the Fitness Center. All users should be properly trained on how to use the equipment in the Fitness Center. No children under the age of sixteen (16) are permitted to use the Fitness Center. All guests must be accompanied by an Owner, Tenant or Homebuilder unless otherwise approved in advance by the Management Staff.

2. **Hours of Operation.** Use of the Fitness Center is only permitted during designated hours, as posted in a location in the Fitness Center area and on the Association's website. The scheduled days and hours of operation will be determined by the Association and are subject to change without notice. The Management Staff and/or the Association may modify hours of operation as needed without notice.

3. **Maintenance.** The Fitness Center and/or surrounding area may be closed for various periods of time to facilitate maintenance and to maintain standards set forth by Applicable Law.

4. **No Private Rental.** The Fitness Center is not available for private rental.

5. **Pets Not Allowed.** Pets are not allowed in the Fitness Center except leashed service animals. Every effort will be made to accommodate those with special needs. Please contact the Management Staff for assistance or questions.

6. **Physician Consultation.** Owners, Tenants and their guests, and Homebuilders, interested in using the Fitness Center are encouraged to consult with a physician prior to commencing a fitness program.

7. **Personal Trainers and Fitness Programs.** Use of personal trainers, group fitness instructors, and other wellness professionals is prohibited in the Fitness Center unless approved in advance by the Management Staff. Any fitness program operated, organized, established, and/or run by the Management Staff shall have priority over all other users of the Fitness Center. The Association and Management Staff are not present to provide personal training, exercise consultation or athletic instruction.

8. **Fitness Center Equipment.** Weights or other fitness equipment may not be removed from the Fitness Center. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the free weights. Free weights and all other fitness equipment shall be replaced to their proper locations after use. Throwing objects or equipment against any wall is prohibited. Owners, Tenants and their guests, and Homebuilders, are responsible for wiping off fitness equipment after each use. Sanitary wipes are provided and can be found throughout the Fitness Center. Any faulty or damaged equipment should be reported to the Association immediately at eastonpark@dmbcommunitylife.com.

9. **Attire and Footwear.** Appropriate attire and athletic footwear (covering the entire foot) must be worn at all times within the Fitness Center. Appropriate attire includes t-shirts, tank tops, athletic shorts (no jeans or cut-off jeans), and/or sweat suits. Swimsuits, sandals, flip-flops, and bare feet are not permitted.

10. **Prohibitions.** The following are NOT permitted in the Fitness Center:

- a. Rough play;

- b. Excessive screaming;
- c. Language that is loud, abusive, vulgar, cussing or harassing in nature;
- d. Loud or inappropriate music. Personal audio or visual devices may only be used with headphones;
- e. Glass containers of any kind and other breakable items. Water is permitted if contained in non-breakable containers with screw top or sealed lids;
- f. Food;
- g. Hand chalk;
- h. Loitering during non-posted hours of operation;
- i. Tobacco products, smoking and/or vaping;
- j. Use of controlled substances and/or alcoholic beverages; and
- k. Public intoxication.

11. Trash and Debris. Owners, Tenants and their guests, and Homebuilders, are responsible for cleaning up all trash and other debris occasioned by their use. Trash and debris must be deposited in appropriate trash receptacles.

12. USE OF THE FITNESS CENTER IS AT YOUR OWN RISK. The Association is not responsible for accidents, injuries or loss of personal property. The Fitness Center is unattended. Owners, Tenants and their guests, and Homebuilders, use the Fitness Center and its equipment at their own risk and are solely responsible for the safety and wellbeing of themselves, their guests, any minors under their supervision and that of any designated childcare providers.

13. Emergencies. FOR INJURY OR LIFE-THREATENING EMERGENCY ASSISTANCE, CALL 911. After contacting 911, if required, all emergencies and injuries must be reported to The Union.

14. Violation. Owners, Tenants and Homebuilders shall abide by and comply with Applicable Law, this Fitness Center Policy and the Community Facilities Rules while present at or utilizing the Fitness Center and shall ensure that any minor or guest for whom they are responsible also complies with the same. Violation of this Fitness Center Policy, the Community Facilities Rules and/or misuse or destruction of Community Facilities property, improvements or equipment may result in the suspension or termination of access rights to Community Facilities as determined by the Association, in its sole discretion. The Association may pursue further legal action and restitution in regards to destruction of Community Facilities property, improvements or equipment.

15. Additional Restrictions. The Board reserves the right to amend these restrictions or impose additional restrictions on use as warranted.