

ASHTON VILLAGE HOMEOWNERS ASSOCIATION

PRESIDENT'S CERTIFICATE

I, the undersigned, do hereby certify:

(1) I am the duly elected and acting President of Ashton Village Homeowners Association, a Texas non-profit corporation (the "Association"), and,

(2) Attached hereto is a true and correct copy of the following documents:

- (a) General Rules/Admissions Policies
- (b) Rules and Standards for Swimmers
- (c) Playground Rules
- (d) Tennis Court Rules
- (e) Parking Rules and Regulations at Recreational Facilities

IN WITNESS WHEREOF, I have hereunto subscribed my name on this 18th day of October, 2022.

Ashton Village Homeowners Association,
a Texas non-profit corporation


Kyle Frese, President

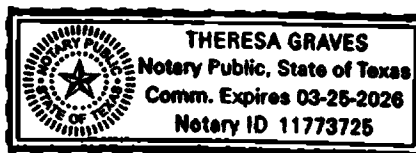
THE STATE OF TEXAS

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§
§

COUNTY OF HARRIS

This instrument was acknowledged before me on this 18th day of October, 2022, by Kyle Frese, President of Ashton Village Homeowners Association, a Texas non-profit corporation, on behalf of said corporation.


Notary Public, State of Texas



WHEN RECORDED, RETURN TO:
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, TX 77056

RP-2023-29470

ASHTON VILLAGE HOMEOWNERS ASSOCIATION

GENERAL RULES/ADMISSIONS POLICIES

The following rules and regulations have been established for the benefit of all uses of the Swimming Pool to assure the safe operation of the pool facilities and to provide enjoyable recreation for all. Patrons are requested to cooperate in observing these rules. Patrons violating swimming rules are subject to the revocation of their swimming privileges.

The Association Management, Board of Directors, and Association Contractors reserve the right to refuse admittance into any AVHOA recreational facility when the capacity of the area has been reached or when otherwise deemed necessary for the health, welfare or safety of its patrons.

1. Pool hours are Tuesday through Sunday, 6:00am to 10:00pm. Pool is closed on Mondays for maintenance. No one will be allowed in the swimming area unless the pool is officially open. Entering upon the pool premises when it is not open may result in prosecution for trespassing.
2. Guest Policy – each registered resident (each must be listed on the annual pool registration) above sixteen (16) years old may have no more than two (2) guests each. Guests under sixteen (16) must have a parent or guardian eighteen (18) years or older.
3. You must use your access card to enter the pool area. DO NOT OPEN THE GATE FOR ANYONE WITHOUT AN ACCESS CARD.
4. The gates must be kept closed at all times. DO NOT PROP OPEN THE GATES.
5. Anyone not toilet-trained (incontinent) who wishes to enter any pool must wear a clean diaper or disposable swim diaper covered by separate rubber/vinyl pants, all of which must fit snugly around the legs and waist. If the diaper becomes soiled, this person must leave the pool immediately and may not return until he/she has taken or been given a soap shower and has been re-covered by a new diaper with clean rubber/vinyl pants.
6. The Association assumes no liability for injuries or damages arising from the results of participation. Due to the strenuous nature of some activities, the participant is advised to consult his/her physician concerning fitness to participate. All activities present certain inherent risks and hazards which the participant assumes.
7. All AVHOA assessments must be current.
8. All patrons within the pool area must be attired in swimming apparel. No street shoes or clothing allowed on decks. The swimming pool and desk must be maintained in a sanitary manner for the protection of bathers.

9. Children under sixteen (16) entering the pool complex must be accompanied and cared for (at poolside) by a responsible person eighteen (18) years or older in bathing suit attire. Children under six (6) need to have a responsible person with them.
10. After 6:00pm, any youth under the age of thirteen (13) who is not accompanied and supervised by at the pool by an adult eighteen (18) years or older must leave the pool complex.
11. Use of the wading pool (Tot Pool) is restricted to children five (5) years old and under. Each child must be supervised at poolside by a person at least sixteen (16) years old. Children must not be left unattended.
12. Food or refreshments may be consumed only at tables located at least twelve feet (12') from poolside. All refuse and waste papers must be deposited in designated receptacles. Please recycle. Food or drink is NOT permitted in shower/restrooms.
13. Picnic baskets are permitted in the grass area of the pools. No grills, gas or electric cooking devices may be brought into the pool complex.
14. Glass containers, alcoholic beverages, drugs and pets are not permitted in the pool complex. An exception will be made for a seeing-eye dog for the visually impaired.
15. A group of children [five (5) or more, six to seventeen (6-17) years of age] entering the pool "as a group" must be directly supervised at poolside by an adult in swim attire. There must be one (1) adult for every five (5) children. Groups with children under six (6) years of age must provide one (1) adult per child in the water due to the high-risk nature of the activity for this age group. Children should not use the pool without adult supervision.
16. Leave valuables at home. The Association is not responsible for personal property or valuables at any time.
17. Persons under the influence of alcohol or drugs will not be permitted in the pool complex or in the surrounding area.
18. No person within the pool grounds shall behave in such a manner as to jeopardize the safety and health of himself/herself and others. Such behavior, including abusive or profane language, shall be grounds for expulsion.
19. Loitering will not be permitted on the pool grounds or within any of its facilities.
20. Any injury or incident occurring in the pool area must be reported to Association Management immediately.
21. Association employees, Board members, and contractors are the only persons allowed in the guard room, filter room, mechanical room, storage room, and offices.

22. Headphones must be worn when listening to musical or entertainment devices.
23. The use of cameras, video cameras or any devices containing camera equipment of any kind is prohibited in all bathrooms and changing facilities.
24. If you notice maintenance items requiring attention or to obtain an access card, please contact Association Management.
25. No parties without prior approval – visit the Association’s website (www.ashtonvillagehoa.com) for additional information on process and rules that apply to a “party”.

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ASHTON VILLAGE HOMEOWNERS ASSOCIATION

RULES AND STANDARDS FOR SWIMMERS

1. Pool users must wear swimming suits or swimming trunks upon entry into the pool. Clothing such as cut-offs, gym shorts, and underwear is not permitted as swimwear. Swimwear should not have been worn for exercising immediately prior to pool use and must be colorfast and of a lightweight material suitable for swimwear, such as Lycra, Spandex, or nylon. Clean T-shirts or Sun Protection Shirts may be worn for modesty or medical reasons.
2. Association Management and members of the Board of Directors have authority to enforce all pool rules. Patrons who violate the rules may be ejected and risk having their privileges revoked.
3. All patrons must be clean prior to entering the deck area. It is highly recommended to take a cleansing soap shower before each entrance into the water in order to rinse off perspiration, lotions, sunscreens, etc.
4. Any person having a skin disease, sore or inflamed eye, cold, nasal or ear discharge, or who is wearing any kind of bandage or band-aid will not be permitted in the pool.
5. Persons having any considerable area of exposed sub-skin tissues, open blisters, cuts, etc., are warned that these are likely to become infected. Such persons may not use the pool until the condition has passed.
6. Any adult or child who is experiencing even a mild case of diarrhea may not use the pool.
7. Running, boisterous or rough play, pushing, acrobatics, dunking, wrestling, splashing, excessive yelling, diving or jumping in unsafe manner, snapping of towels, improper conduct causing undue disturbances in or about the pool area or any acts which would endanger any patron are prohibited.
8. Spitting, spouting of water, blowing nose or urinating in the pool are prohibited.
9. Prolonged underwater swimming for distance is not permitted for safety reasons.
10. Non-swimmers must remain in shallow water (chest deep or less) and should consider wearing a life vest.
11. Only personal inflatable floats may be used. Toys, inner tubes, surfboards, boats and rafts are not permitted. Small toys may be allowed in the Tot Pool at the discretion of the Association Management or Board of Directors. Playing catch in the pool is a frequent activity and should be engaged with caution. You should avoid footballs and baseballs and any toy that has potential to harm those in the vicinity. Reasonable discretion should be used to ensure the

safety and comfort of those around you including stopping the game if the pool becomes crowded.

12. Food and drinks are not permitted on the pool decks directly next to the pool or in the pool. No alcoholic beverages are allowed.
13. Smoking is not permitted anywhere in the recreation facilities. You must leave the property to smoke.
14. Single groups shall not monopolize a particular area of the pool and thereby limit its use by or intimidate other patrons. AVHOA Swim Team events may be excluded from time to time from this rule during structured swim team activities only which must be approved in advance.
15. Only residents that have been certified by the American Red Cross to teach swimming may utilize the pool to provide swimming instruction. No activity for private gain is permitted at any time.
16. Wearing eyeglasses in the pool is discouraged unless necessary. Non-breakable lenses and frames are required for safety.
17. Gum chewing is not permitted anywhere in the pool complex for health and safety reasons.
18. Chairs are not permitted within six feet (6') of the pool side. Please do not drag pool furniture as it destroys the legs and creates premature failure. Do not use furniture or trash cans to jump off or over.
19. Patrons must leave pool area fifteen (15) minutes before closing time and clear the locker room facilities by closing time. Please clean up all trash. If you have trash, throw it away; if you see trash, please pick it up.
20. Tables may not be reserved by placing towels and/or personal belongings on them. No sitting on tables or the backs of chairs. No jumping from any of the fences or any other elevated surface.
21. During storms the pool will be closed, and the entire area must be cleared of patrons. Due to limited cover, patrons are encouraged to go home. Others must remain within the shelter of the bathhouse or their car. The pool will normally open thirty (30) minutes after the storm threat has passed.
22. Coast Guard approved and labeled personal flotation devices, such as vests designed to provide vertical support, may be worn. Water wings (floaties) may also be worn. Everyone under eighteen (18) wearing a personal flotation device must be accompanied by an adult in the pool, within arm's reach. No back floats, bubbles, rings, or one-sided flotation devices are permitted. The use of masks and snorkels is not permitted.

23. NO DIVING. Stay off the deep end pool rope/float.
24. Safety equipment for emergencies use only. Do not use life ring and rope as a toy.
25. Headphones are recommended to be worn or keep volume to a minimum when listening to musical or entertainment devices. The recreation areas are intended to be a quiet and safe place for our residents and their guests. Care should be taken to not disturb or disrupt others. No vulgar, profane, or otherwise offensive material will be allowed.

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ASHTON VILLAGE HOMEOWNERS ASSOCIATION

PLAYGROUND RULES

1. Playground hours are 10:00am to dusk daily.
2. For use by Ashton Village Residents and their Guests only.
3. Access to playground requires "Recreation Key". Recreation Keys can be obtained by contacting the Association's management company VanMor Properties, Inc. (a \$10.00 key fee will be charged).
4. Admission to the playground is limited to members in good standing, their families and three (3) guests per household.
5. Keep gate closed and locked at all times.
6. Dispose of all trash in proper containers.
7. No loud music around or within the recreation areas.
8. No dogs or other pets allowed.
9. No fires of any type allowed.
10. No foul language.
11. Please report any issues which require attention.

Failure to adhere to any of the aforementioned rules may result in the revocation of privileges.

ASHTON VILLAGE HOMEOWNERS ASSOCIATION

TENNIS COURT RULES

1. Tennis courts are for use by homeowners and their invited guests only.
2. Be sure gate is locked when you leave.
3. No more than four (4) persons on the court at a time.
4. No bikes or wheeled vehicles of any type allowed on the courts.
5. Be courteous to players on the court.
6. Tennis shoes must be worn while on the courts.
7. To obtain a key, call the Association at 832-593-7300.

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ASHTON VILLAGE HOMEOWNERS ASSOCIATION
PARKING RULES AND REGULATIONS AT RECREATIONAL FACILITIES

1. Parking at the recreational facilities is for residents and guests using the recreational facilities only.
2. Vehicles left unattended after 10:00pm will be towed unless parking is authorized by the Association.

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Pages 11
01/27/2023 01:26 PM
e-Filed & e-Recorded in the
Official Public Records of
HARRIS COUNTY
TENESHIA HUDSPETH
COUNTY CLERK
Fees \$54.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



Teneshia Hudspeth
COUNTY CLERK
HARRIS COUNTY, TEXAS

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