

MEADOW CREEK VILLAGE RESIDENTS' ASSOCIATION

GUIDELINES FOR PARKING, GARBAGE RECEPTACLES, CLUBHOUSE AND SWIMMING POOL

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL PERSONS BY THESE PRESENTS:

WHEREAS, the Meadow Creek Village Residents' Association ("Association") is charged with administering and enforcing those certain covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions & Restrictions for Meadow Creek Village Residents' Association, filed for record on October 4, 1971, as Document Number 197100197466, Volume 71193, Page 0743 *et seq.*, of the Official Public Records of Dallas County, Texas (the "Declaration"), as such may be amended and/or supplemented from time to time; and

WHEREAS, Article VI, Section 1 of the Declaration, entitled "Powers and Duties" Subsection (n) provides that the Board shall have the power and duty "to make reasonable rules and regulations for the operation of the Common Properties and to amend them from time to time..."; and

WHEREAS, Article IV of the Declaration, entitled "Property Rights in the Common Properties", Section 3(d) provides that the Association has the right "...to suspend the voting rights of any Member and to suspend the right of any individual to use any of the Common Properties and/or common facilities for any period during which any assessment against a Lot resided upon by such individual remains unpaid, any for any period not to exceed sixty (60) days for an infraction of its rules and regulations"; and

WHEREAS, Article VII, Section 8 of the Declaration, entitled "Rules of the Board" provides that "All Owners and occupants shall abide by any rules and regulations adopted by the Board. The Board shall have the power to enforce compliance with said rules and regulations by all appropriate legal and equitable remedies, and an Owner determined by judicial action to have violated said rules and regulations shall be liable to the Association for all damages and costs, including attorneys' fees"; and

WHEREAS, ARTICLE VII, Section 1 of the Declaration, entitled "Residential Purposes Only" provides that "Each Lot shall be used exclusively for residential purposes, and garages, carports, and parking spaces shall be used exclusively for the parking of passenger automobiles ..."

NOW, THEREFORE, the Board has duly adopted the following *Guidelines for Parking, Garbage Receptacles, Clubhouse and Swimming Pool.*

1. PARKING.

- a. Any vehicle parked on Association property must be in operating condition which includes having a current license, current safety inspection sticker, and other aspects necessary to be considered an operable vehicle.
- b. Parking a recreational vehicle on Association property requires prior written approval of the Board of Directors.
- c. The following shall not be parked or housed in garages, carports, or parking spaces:
 - (i) automobiles with racing stripes or numbers painted on them;
 - (ii) planes;
 - (iii) trailers;

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- (iv) boats (including motorboat, houseboat, or other similar waterborne vehicle);
 - (v) campers; or
 - (vi) abandoned cars or trucks.
- d. Vehicles on Association property in violation of the rules and regulations will be towed at the owners' expense.

2. CITY GARBAGE RECEPTACLES.

- a. City garbage receptacles must be stored in the backyard of a residence or, in extenuating circumstances, in the wall-end of the carport.
- b. Sub-Section A is in accordance with Garland City Ordinance Chapter 52, Section 13 (c) which requires homes with street garbage collection to store City garbage receptacles out of sight from adjoining property and behind a line even with the front door of a home.

3. CLUBHOUSE AND SWIMMING POOL.

a. Clubhouse.

- (i) An Owner may rent the clubhouse for his or her use, or the use of a tenant residing on that Owner's property, for a per diem rate plus a damage deposit as established by the Association's Board of Directors.
- (ii) Rental of the clubhouse is available only to Owners with fully current assessment payments.
- (iii) A written application for rental of the clubhouse and pre-payment of the rental fee and the damage deposit in cash in advance is required.
- (iv) After rental, the clubhouse must be left clean with no damage or the cost of cleaning and/or repairs will be deducted from the damage deposit. Costs in excess of the damage deposit are assessed to the property of the Owner renting the clubhouse.

b. Swimming Pool:

- (i) The swimming pool is scheduled to be open for use annually from Saturday of Memorial Day weekend through Labor Day from 9:00 a.m. to 10:00 p.m. The pool is closed from 10:00 p.m. each Sunday until 2:00 p.m. each Tuesday for required maintenance.
- (ii) The swimming pool is available for use by Owners, tenants of Owners, and their guests as limited by the Pool Rules adopted by the Board of Directors (see below).
- (iii) Use of the swimming pool is available to Owners, tenants of Owners, and their guests only with fully current assessment payments.
- (iv) Admission to the swimming pool is by authorized key only.
- (v) Pool monitors are on duty each day at times determined by the Association's Property Manager.

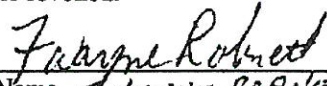
c. Pool Rules:

- (i) No lifeguard on duty. Swim at your own risk.
- (ii) Pool monitors are in charge of the pool area and have the right to eject rule-breakers and confiscate unauthorized keys. All users of the pool area must sign in (name, address & key number).
- (iii) The hour from 9:00 am to 10:00 am is reserved for adults only.
- (iv) All pool users under the age of 13 must be accompanied by an adult. One (1) adult may accompany up to four (4) children.
- (v) Admittance by key only! Key holder must be present at all times for guests to use the pool or pool area. Resident is responsible for use of his/her key. Residents will not be admitted as guests on another resident's key. Maximum number of guests per residence is five (5).
- (vi) Assessments must be in current status for use of pool, pool area or clubhouse by resident or guests.
- (vii) Obscene language, threats, misconduct and/or excessive drinking of alcohol will result in immediate dismissal from the pool area.
- (viii) No running! No pushing! No fighting, etc. allowed!
- (ix) No glass containers allowed in the pool area.
- (x) No pets allowed in the pool area.
- (xi) No bicycles, roller blades, skate boards, etc. allowed in pool area.
- (xii) Wear swim suits only. No jeans, cutoffs, playsuits, etc. are allowed in the pool.
- (xiii) Shower before entering the pool!!! (Pool area shower provided).

d. VIOLATION OF POOL RULES CAN RESULT IN SUSPENSION OF POOL PRIVILEGES BY THE BOARD. VIOLATION SEVERITY WILL DETERMINE LENGTH OF EXCLUSION FROM THE POOL AREA.

This Policy is effective upon recordation in the Public Records of Dallas County, Texas and supersedes any policy regarding Board Rules and Regulations which may have previously been in effect. Except as affected by this Policy, all other provisions contained in the Declaration or any other dedicatory instrument of the Association shall remain in full force and effect.

This is to certify that the foregoing Policy was adopted by the Board at a meeting of the same held 4-26-2012, and has not been modified, rescinded or revoked.


Name WAYNE ROBNETT
Title PRESIDENT
Meadow Creek Village Residents' Association