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**THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC.
STANDARD POOL RULES AND POOL PARTIES ARTICLE A**

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

WHEREAS, THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC. (the "Association"), is the governing entity for THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC., a subdivision in Harris County, Texas, as more particularly described in Exhibit "A", attached hereto (the "Subdivision"); and

we

WHEREAS, Chapter 202 of the Texas Property Code was amended to require the recording of restrictive covenants and amendments' or additions to same; and

WHEREAS, the Association, through its Board of Directors, shall have and may exercise discretionary authority concerning the restrictive covenants contained herein; and

WHEREAS, in the event of a conflict between these Regulations and any previously adopted regulations regarding this subject matter, these Regulations shall control;

NOW THEREFORE, in accordance with the foregoing, the Association hereby adopts the following Regulations:

I. Standard Pool Rules & Regulations

1. There is no lifeguard on duty, swim at your own risk. The Reserve at Cypress Creek Community Association waives all liability and assumes no responsibility for any personal injury, loss of property or damage to property.

2. Pool gate must be kept closed at all times.

3. It is the full responsibility of the parent or guardian to supervise the actions of their children at all times.

4. To prevent pool contamination, no diapers will be permitted. Non-toilet trained children must wear watertight, especially designed "swim diapers" or leak-proof plastic pants.

5. Residents and guests 15 years and younger must be accompanied by a responsible adult 18 years of age or older.

6. Pool use is restricted to residents and their guests. A resident must accompany guests and are responsible to ensure that the guests obey these rules. Unauthorized persons using the pool will be trespassing and may be prosecuted. No more than four (4) guests per household may use the pool at one time. Refer to Pool Article A for further details.

7. An adult 18 years of age or older must be present in the pool at all times, if the child does not demonstrate the ability to swim without difficulty.

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8. Swim accessories (fins, floats, masks, inflatable, kickboards, etc.) may be used if in accordance with their design and they do not affect the safety and enjoyment of other swimmers. Floats are limited to one-person size and may not be allowed in crowded conditions. No Frisbees or balls are allowed in the entire pool area. Please remember that flotation devices cannot be substitutes for adult supervision.
9. No alcohol allowed in the pool area.
10. No diving in the pool.
11. No running in the pool area.
12. No rowdy or unruly behavior such as horseplay, fighting, is allowed.
13. No bicycles, skate boards, etc. in the pool area.
14. Use the restrooms not the pool. Thank you.
15. No pets are allowed within the pool enclosure.
16. No breakable containers are allowed within the pool enclosure.
17. All persons using the pool shall discard of their trash and remove all of their belongings before leaving the pool area. Please keep the area clean.
18. Swimming suits required at all times.
19. All rules posted in the pool area and common sense shall be observed at all times.
20. The pool telephone is provided for 911 emergencies only.
21. No smoking in the pool area. No smoking under the enclosed area, in the bathrooms, or on the pool deck.
22. Any person with open wounds may not use the pool.
23. Trash is to be deposited in the trashcans provided.
24. This is your pool, please kept it clean.
25. The swimming pool must be cleared of swimmers for a minimum of 20 minutes when thunder is heard. Any further instance of thunder resets the wait to another 20 minutes.
26. For your safety, use the "buddy system". It is recommended not to swim alone.
27. Homeowners must be current on all homeowner's fees and in good standing with the association in order to obtain key cards. Privileges may be suspended if there is a conflict as defined in the deed restrictions.

II. Pool Rules - Article A

Rental of Pool for Private Parties

Standard Pool Rules:

These rules may be changed or modified at the discretion of the Pool Committee and Association Board of Directors.

Pool use is restricted to RACC residents and their guests only. A resident must accompany guests. Unauthorized persons using the pool will be trespassing and may be prosecuted. No more than four (4) guests per household may use the pool at one time. Only residents are allowed to reserve the pool for parties and special events. Only one event per weekend is allowed. No events will be allowed on weekends in which a holiday falls on Friday or Monday of said weekend. No alcohol allowed anywhere in the pool area at any time. Pool capacity is 60 people. All Standard Pool Rules still apply.

There is no lifeguard on duty: swim at your own risk. The Reserve at Cypress Creek Community Association waives all liability and assumes no responsibility for any personal injury, loss of property or damage to property.

Modification of Standard Pool Rule for Special Events:

1. Party with children: If a pool party or other special event is requested to be held in the pool area, the following applies: Three weeks' notice is required. There will be a \$100 fee plus a refundable \$100 deposit. The deposit will be returned, if the premises are in their original condition. Depending on the age of said guests, whether swimming or not, the Pool Committee will require a reasonable ratio of adults, 18 years of age or older, to children. Ratios will vary depending on ages of children. Due to liability issues, swimming and serving alcohol is not an option. No alcohol allowed anywhere in the pool area at any time.

2. Party with adults 21 and older: If a pool party or other special event is requested to be held in the pool area by adults, 21 years of age or older, the following applies. Three weeks notice is required. There will be a \$100 fee plus a refundable \$100 deposit. The deposit will be returned, if the premises are in their original condition. If the function is for the community, no fee is required. Due to liability issues, swimming and serving alcohol is not an option. No alcohol allowed anywhere in the pool area at any time.

THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC.

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CERTIFICATION

"I, the undersigned, being the President of THE RESERVE AT CYPRESS CREEK COMMUNITY ASSOCIATION, INC., hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Board of Directors on the 19 day of December, 2011."

By: Brian Kelnar, President

Print name: Brian Kelnar

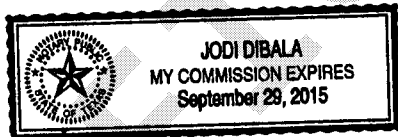
ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of the Association for the purpose and consideration therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 19 day of December, 2011.

Jodi Dibala
Notary Public, State of Texas



2011-12-19 10:30 AM

UNOFFICIAL COPY

EXHIBIT "A"

The Reserve at Cypress Creek Community Association, Inc. a subdivision in Harris County, Texas, according to the map or plat thereof recorded under Harris County Clerk's File No. V916686 and Film Code No. 516249, Plat Records of Harris County, Texas.

Recording Data for Association Declaration:

Declaration of Covenants, Conditions and Restrictions for The Reserve at Cypress Creek Community Association, Inc. recorded on or about August 21, 2002 under County Clerk's File No. W025247 Real Records of Harris County, Texas.

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

JAN - 5 2012



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

FILED FOR RECORD
8:00 AM

JAN - 5 2012

Stan Stewart
County Clerk, Harris County, Texas

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After Recording Return to:
The Reserve at Cypress Creek Community Association, Inc.
15215 Springhill Bend Lane
Cypress, Texas 77429