

HILLS OF WESTWOOD PROPERTY OWNERS

ASSOCIATION, INC.

Doc# 00016131

Policy Manual Amendment

I, certify that I am duly elected, qualified and acting as the President of the Hills of Westwood Property Owners Association, Inc., a Texas non-profit corporation (the Association) and this is a true and correct copy of an amendment to the Hills of Westwood Property Owners Association, Inc. **POLICY MANUAL** that was adopted by the Board of Directors of the Association.



Scott Kiella, President

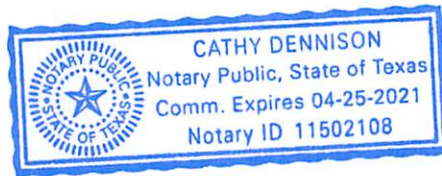
3/27/18

Date

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 27 day of March 2018 by, President of the Hills of Westwood Property Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.



Notary Public Signature



This Policy Manual Amendment will be filed and recorded in Bell County, Texas, after which it will be inserted into the master copy of the Policy Manual made available to all members via the HOA website as part of the books and records of the Association.

All cross references and provisions on Page 1 of the Policy Manual apply to this Amendment and are incorporated herein.

Hills of Westwood
Property Owners Association, Inc.

Policy Manual
Addendum

Adopted March 27th, 2018

During a Duly Called Meeting of the Board of Directors by Unanimous Vote

Hills of Westwood Property Owners Association, Inc.
c/o Colby Property Management
Glen Colby, Manager
1 Bending Branch, Belton, TX 76513

Policy Manual

HILLS OF WESTWOOD PROPERTY OWNERS ASSOCIATION, INC.

ARTICLE 13 – SWIMMING POOL RULES AND USE POLICY

Terms used but not defined in this policy will have the meaning subscribed to such terms in the documents cross referenced at the beginning of the policy manual.

The Hills of Westwood Property Owners' Association, Inc. ("Association") board of directors ("Board") adopted this "Swimming Pool Rules and Use Policy" for users of the Hills of Westwood swimming pool facility ("pool"). This action was adopted to ensure a safe and clean pool environment for residents and guests use and enjoyment, and to enhance and preserve the value of the pool and its' value to all Hills of Westwood property owners.

Pool use is conditioned upon residents and guests always exercising safety, courtesy, and common sense while at the pool.

A. GENERAL REQUIREMENTS AND CONDUCT:

1. Pool use is available to qualified Hills of Westwood residents, their invited guest(s) and appointed guardian(s).
2. Gate access and personal identification is by HOA issued magnetic card. Pool users must carry adequate personal identification.
3. Violations of personal identification or general requirements, conduct, pool rules, or posted hours of use, are to be reported to the HOA Manager, and may be reported to the Temple Police Department (as applicable). The nature, degree, and frequency will be considered in resolving violations.

B. POOL RULES:

1. Pool Hours. The pool is open daily, from 5:30am to 9:00pm during the swimming season, as determined by the Association or unless otherwise posted.
2. Personal Risk.
 - a. Entering the pool facility is at residents' and guests' personal discretion and risk. Caution must be constantly exercised.
 - b. Residents and guests are on notice... ENTER AT YOUR OWN RISK AND SWIM AT YOUR OWN RISK.
 - c. There is NO LIFEGUARD. Children under age 16 must be accompanied by a Hills of Westwood resident or appointed guardian, age 18 or older.
3. Gated Access. The only authorized pool access is by use of magnetic gate access card. The gate is not to be opened for others, nor is it to be propped open.
4. Sanitary Restrictions.
 - a. Open sores or wounds. Persons with open sores, wounds, bandages or communicable diseases are prohibited from entering the swimming pool.

- b. Diarrhea. Persons who have experienced diarrhea are prohibited from entering the pool for two-weeks following the illness.
 - c. Fecal Accidents. Should a fecal accident occur, all swimmers must immediately exit the pool. The pool must close for a minimum 24-hours following cleaning, disinfecting, and test-proven contamination-free, before reopening. Resident parents (or sponsor) of a child, or guest responsible for fecal matter closure, shall be responsible for the total cost to clean, disinfect, test, and reopen the pool. Incidents should be immediately reported to the HOA Manager.
 - d. Infants. Children, who are not toilet accomplished, MUST wear swim diapers. Diaper-changing is only permitted in the restrooms (with proper disposal – NOT IN TOILETS).
5. Restricted Items. Under no circumstances are bicycles, skateboards, roller blades, or related items, permitted inside the pool facility. Roller skates or roller blades may not be worn inside the pool facility but may be kept with personal belongings.
6. Alcohol, Tobacco, Drugs & Firearms. Possession of alcohol, tobacco (including vaping material), illegal drugs, firearms, or weapons, within the pool facility (or surrounding area) is strictly prohibited. Violations may result in loss of pool privileges for a period determined by the Association Board.
7. Glass Containers. Glass containers (all types) are prohibited inside the pool facility.
8. Swim Attire. Proper swim attire is required. Street clothing, “cut-offs”, tee-backs (thongs), and nudity is prohibited.
9. Pets & Animals. Pets and animals are prohibited inside the pool facility.
10. Pool Furniture.
 - a. Proper use. Pool furniture and pool equipment is only to be used in the way intended. Improper, dangerous, or potentially damaging use may result in loss of pool privileges.
 - b. Reserving pool furniture for persons absent or away from the pool facility for thirty (30) minutes or longer, is not permitted.
 - c. Suntan Oil & Lotions. Pool chairs and lounges must be covered with towels when using suntan oils and lotions.
 - d. Umbrellas. When departing, or no longer using an umbrella, it is to be lowered and secured.
 - e. After use. Furniture and all Association property must be returned to its’ designated location or storage area.
11. Pool Conduct.
 - a. Running, skating, or speed-walking within the pool facility is prohibited.
 - b. Diving, jumping, “Somersaults”, “back dives”, cannon balls”, “preacher seats”, “can openers” or similar pool-entries are at all times prohibited.

- c. Pool Toys & Balls. Surfboards, boogie boards and other hard objects are not permitted in pool. Pool users are not to throw balls or other items when others are nearby.
 - d. Music & Sound. Use of radios, music players and musical instruments are limited to headphones, earbuds and headsets, except as approved by the Association.
 - e. Horseplay and conduct deemed dangerous, unreasonable, or offensive is prohibited.
 - f. Foul language or language inappropriate in a family setting is prohibited.
 - g. Intoxication. Persons presumed intoxicated or under the influence of alcohol, drugs, or other substances, will be asked to leave the pool area immediately.
12. Food. Food may be consumed only at pool facility tables.
- a. Trash. Pool user generated trash must be placed in trash containers or otherwise disposed of properly.
13. Lost & Found.
- a. Personal property is each pool users' responsibility.
 - b. Significant value items (lost or found) are to be reported to the HOA Manager.
 - c. Unclaimed items will be donated to a local charity at the end of the pool season.
14. Safety.
- a. Pool users must swim safely and treat others with respect. Parents are responsible for their children's behavior.
 - b. Children under age 12 (or less than 5'- 6" tall), who cannot swim, must wear a coastguard approved life vest, or be accompanied by an adult in the pool.
 - c. Weather Hazard. At first sight of lightning or clap of thunder, all persons must exit the pool, move from the pool deck, and wait until 30-minutes after the last lightning or thunder clap before returning.
15. Rules Infractions. Residents are to report infractions of pool rules and policy to the HOA Manager. Persons, repeatedly disciplined, or for a single serious infraction, may forfeit all pool privileges for the season.
16. Additional and Temporary Rules.

IN ADDITION TO RULES AND REQUIREMENTS OF THIS POLICY, RESIDENTS AND GUESTS MUST COMPLY WITH ADDITIONAL AND TEMPORARY RULES THAT MAY BE POSTED FROM TIME-TO-TIME, AT THE POOL.

C. GUEST POLICIES:

- 1. Sponsors. Pool guests must be sponsored and accompanied by a qualified Hills of Westwood resident, age eighteen or older.
- 2. Guest Limit. Households, as courtesy to other Hills of Westwood residents, are limited to two guests at the pool, at any time. Larger groups should consider nearby city pools.

3. Restrictions. Persons on premises without permission or guests involved in violation of pool rules, pool facility misuse or vandalism, may be asked, by any adult resident or appointed guardian, to leave immediately.

D. PAVILION RESERVATION AVAILABLE

The covered pavilion at the pool is available for members to reserve. Details, rules, fees, restrictions, etc. about reserving the Pavilion may be found online at the Association website.

E. LOSS OF POOL PRIVILEGES:

Household pool privileges may be suspended for:

1. Delinquent HOA Account (30-days or more past due). Suspended until brought current.
2. Covenant/Policy Violations. Suspended until resolved.
3. Vandalism of any pool facility component, or surrounding area, by a household member or guest. The resident, in addition to suspension of household pool privileges for the remainder of the season, will be responsible for cost of cleaning and/or repairing damaged pool facility components. Parents bear full monetary responsibility for juveniles and guests.
4. Acts of Violence or Aggressive Behavior toward any other resident, guest, management, or Association vendors will be suspended for remainder of the season. Parents bear full responsibility for juveniles and guests.
5. Violation of Pool Rules including pool use after posted hours, may result in the loss of household pool privileges.

F. MISCELLANEOUS:

1. Pool Care. An HOA hired company regularly cleans and straightens the pool facility, however pool users are requested to leave the pool in better condition than when they arrived.
2. Departing the Pool. When departing the pool, users are to place refuse in trash receptacles (prevents ants and unwanted rodents), lower umbrellas, and organize pool furniture... this is an easy yet important action, that will ensure an enjoyable experience for those who come after.
3. Pool Calendar. A calendar will be posted at the pool facility entrance which will include events such as pool cleaning days, pavilion events, and neighborhood socials.

G. ENFORCEMENT:

The Board delegates administration, management, and enforcement of pool rules and policy to the HOA Manager.

Bell County
Shelley Coston
County Clerk
Belton, Texas 76513



Instrument Number: 2018-00016131

As

Recorded On: April 23, 2018

Recordings

Parties: HILLS OF WESTWOOD POA INC

Billable Pages: 6

To EX PARTE

Number of Pages: 7

Comment:

(Parties listed above are for Clerks reference only)

**** Examined and Charged as Follows: ****

Recordings	31.00
Total Recording:	31.00

***** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT *****

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.

File Information:

Document Number: 2018-00016131
Receipt Number: 333357
Recorded Date/Time: April 23, 2018 10:42:02A
User / Station: J Bench - Cash Station 2

Record and Return To:

COLBY PROPERTY MANAGEMENT
*****CUSTOMER PICK UP*****
BELTON TX 76513



I hereby certify that this instrument was filed on the date and time stamped hereon and was duly recorded in the Real Property Records in Bell County, Texas

Shelley Coston
Bell County Clerk