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CORPORATE RESOLUTION OF O.O. (OLD ORCHARD) COMMUNITY ASSOCIATION, INC.
PLAYGROUND RULES, SWIMMING POOL RULES AND REGULATIONS AND CLUBHOUSE RULES

WHEREAS, the Board of Directors (the "Board") of O.O. Community Association, Inc., a Texas non-profit corporation (the "Association") is the governing entity for the Old Orchard Subdivision (the "Subdivision") and is charged with the responsibility of enforcing the Declaration of Covenants, Conditions, and Restrictions for Old Orchard and all amendments thereto, including but not limited to the Second Amendment to Declaration of Covenants, which are recorded in the Real Property Records of Fort Bend County, Texas (collectively the "Declaration");

WHEREAS, Article VII Section 1 of the By-Laws of O.O. Community Association, Inc. (the "By-Laws") provides that

Section 1. Powers. The Board of Directors shall have power to:

- (a) adopt and publish rules and regulations governing the use of the Common Area and facilities located thereupon, and the personal conduct of the Members or their guests thereon, and to establish penalties for the infraction thereof.

WHEREAS, pursuant to Article VI, Section 3 of the By-Laws, at all meetings of the Board, a majority of the directors shall constitute a quorum for the transaction of business, and every decision made by a majority of the directors present shall constitute the decision of the Board; and

WHEREAS, a playground(s) exists on the common area of the Old Orchard Subdivision and the Board desires to implement rules governing its use; and

WHEREAS, a swimming pool exists on the common area of the Old Orchard Subdivision and the Board desires to implement rules governing its use; and

WHEREAS, a clubhouse exists on the common area of the Old Orchard Subdivision and the Board desires to implement rules governing its use; and

WHEREAS, at a meeting of the Board on JANUARY 23, 2014, at least a majority of the directors were present and at least a majority of the directors present voted to adopt the resolutions set forth below;

NOW, THEREFORE, the Board, on behalf of the Association, duly adopts the following resolutions:

BE IT RESOLVED, that pursuant to the Declaration and the By-Laws, the Association hereby establishes the rules attached hereto as Exhibit "A" governing the use of the playground(s) located on the common area of Old Orchard Subdivision ("Playground Rules").

BE IT FURTHER RESOLVED, that the Association will post the Playground Rules at or near the entrance of the common area playground(s).

BE IT FURTHER RESOLVED, that pursuant to the Declaration and the By-Laws, the Association hereby establishes the rules and regulations attached hereto as Exhibit "B" governing the use of the swimming pool located on the common area of Old Orchard Subdivision ("Swimming Pool Rules").

BE IT FURTHER RESOLVED, that the Association will post the Swimming Pool Rules at or near the entrance of the common area swimming pool(s).


BE IT FURTHER RESOLVED, that pursuant to the Declaration and the By-Laws, the Association hereby establishes the rules attached hereto as Exhibit "C" governing the use of the clubhouse located on the common area of Old Orchard Subdivision ("Clubhouse Rules").

BE IT FURTHER RESOLVED, that the Association will post the Clubhouse Rules at or near the entrance of the common area Clubhouse.

BE IT FURTHER RESOLVED, that the failure of a member of the Association to comply with the Clubhouse Rules will result in a fine, forfeiture of deposit and/or forfeiture of future use of the clubhouse.

BE IT FURTHER RESOLVED, that the Association will cause a copy of this Resolution to be mailed to all owners in the Subdivision.

BE IT FURTHER RESOLVED, that this Resolution was adopted by the Board on April 24, 2014, and shall be effective immediately.



Frank Kalkattawi, President/Treasurer

4/24/2014

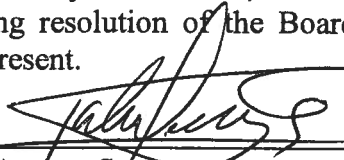
Date

AFTER RECORDING RETURN TO:

Gary F. Cerasuolo
Smith & Cerasuolo, LLP
7500 San Felipe, Suite 410
Houston, Texas 77063

CERTIFICATE OF SECRETARY

I hereby certify as secretary of O.O. Community Association, Inc. that a quorum of the Board of Directors was present and the foregoing resolution of the Board of Directors was approved by a majority of the Board of Directors present.



Julio Acosta, Secretary

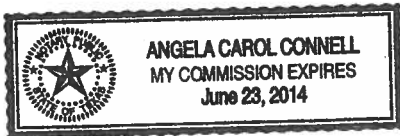
4/24/14
Date

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Before Me, the undersigned authority, on this day, personally appeared Frank Kalkattawi, President/Treasurer of the Association, whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 24th day of April, 2014.



Notary Public, State of Texas

ACKNOWLEDGEMENT

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

Before Me, the undersigned authority, on this day, personally appeared Julio Acosta, Secretary of the Association, whose name is subscribed to the foregoing instrument and acknowledged to me that he 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 24th day of April, 2014.



Notary Public, State of Texas

O.O. Community Association, Inc.
Playground Rules

This playground equipment and area is intended for safe use and enjoyment by children. For the safety of all players, please follow these simple rules.

- 1. Use of this playground equipment should be by intended age group of 5-12 years old only.**
- 2. Use each play event as it is intended. Improper use of this playground equipment may result in serious injury.**
- 3. Use playground equipment only if safety surfacing is installed beneath and around the equipment. Without a proper safety surface the playground must be considered unsafe for play activities.**
- 4. Immediately report any safety concerns or broken, damaged or vandalized parts to the playground owner.**
- 5. Stay away from metal surfaces that have been in direct sunlight as they may be hot. Serious thermal burns may result when bare skin comes in contact with metal.**
- 6. Adult supervision must keep all children playing safely.**
- 7. Always use playground equipment safely.**
 - A. Use slides only in a safe seated position. Never "climb up". Exit promptly to avoid collisions.**
 - B. Do NOT ride bicycles, skateboards, rollerblades or skates on playground equipment.**
 - C. Never wear a helmet, back pack or clothing with strings while using playground equipment.**
 - D. Do Not climb over or on the outside of any barrier wall.**
 - E. Never run or push when on playground equipment.**
 - F. Wear shoes while on playground equipment.**
 - G. Do Not use the playground equipment when wet or slippery from ice or snow.**

O.O. Community Association, Inc.
Old Orchard
Swimming Pool Rules and Regulations

These Rules and regulations, for the safe and sanitary operation of the pool, are for your protection and benefit.

- Pool tags are required for entry into the facility.
- No glass containers in the pool /park area.
- All persons using the pool or pool area do so at their own risk and sole responsibility.
- Swimming is only allowed when a lifeguard is on duty.
- Children under 12 years of age must accompanied at all times by an individual 18 years of age or older to be admitted to the pool area.
- All members and their guests must register with the pool lifeguard upon entering the pool facility.
- Members will be held responsible for the actions of their guests.
- Management will not be held responsible for loss or damage of any personal property of any kind.
- The pool may be closed or its use limited at any time because of weather, operational difficulties, overcrowding, and at the discretion of the manager. In case of lightning or thunder, Red Cross current standards will be used.
- No pets allowed in the pool area.
- Alcohol and other drugs are prohibited.
- Profanity, improper behavior and intoxication are not allowed.
- It is requested that any individuals infected with a communicable disease, please do not enter the pool facility for at least two weeks.
- All non-toilet trained children must wear swim diapers.
- The wading pool is limited to children under the age of 6 years old.
- Parents and guardians are responsible for the supervision of their children at all times.
- Running, pushing, wrestling, ball playing, dunking, splashing or causing undue disturbance in or about the pool area will not be tolerated.
- No diving in areas 6 foot deep or less per Texas Code.
- Non swimming children and those wearing floatation device must be within their parent or guardians arm reach.
- Appropriate swimwear must be worn in the pool. No cutoff jeans or pants, shorts or tennis pants and only white shirts can be worn as protection from the sun in the water.
- Smoking prohibited inside pool area.
- Persons under the age of 18 are required to leave the pool upon signal of the lifeguard for adult swim safety break. During this period, persons under the age of 18 must be completely out of the water.
- For the safety and enjoyment of all, the lifeguards have full authority to ask disruptive or unruly guests to leave the facility.

O.O. (Old Orchard) COMMUNITY ASSOCIATION, INC.
CLUBHOUSE RULES

1. The clubhouse is provided for Old Orchard residents.
2. Clubhouse floors must be swept and mopped including the bathrooms and kitchen.
3. Clubhouse main room carpet must be vacuumed and canister emptied out after each use.
4. Wipe down the kitchen counters and bathroom sinks.
5. Wipe down walls of all debris and hand prints.
6. Decorations may not be attached to walls and are not allowed to be taped or tacked on walls.
7. Air conditioning unit must be reset to 6
8. Remove all trash (inside and outside clubhouse) from premises.
DO NOT LEAVE trash at clubhouse.
9. No loud music permitted to ensure good community relations.
10. No pets allowed in clubhouse.
11. Turn off all lights and lock all doors at the end of the event.
12. Smoking is not permitted in the clubhouse.
13. Alcohol consumption is not permitted on clubhouse premises.
14. Clubhouse key must be returned immediately in lock box after scheduled event.
15. Clubhouse rentals are restricted to the interior of the clubhouse; and are not allowed in the pool and parking lot.
16. All doors must be locked and lights turned off after each use.

**FAILURE TO COMPLY WITH ABOVE RULES WILL RESULT IN A FINE,
FORFEIT OF DEPOSIT AND/OR FUTURE USE OF CLUBHOUSE**

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dianne Wilson

Dianne Wilson, County Clerk
Fort Bend County, Texas



May 21, 2014 02:15:43 PM

FEE: \$31.00 RMM
RES

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