



CLUBHOUSE RULES POLICY
for
BRIGHTWATER HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

I, Kathy Renfrow, Secretary of Brightwater Homeowners Association F. Bend Co. (the "Association"), do hereby certify that at a meeting of the Board of Directors of the Association (the "Board") duly called and held on the 20 day of December, 2011, with at least a quorum of the board members being present and remaining throughout, and being duly authorized to transact business, the following Clubhouse Rules Policy was duly approved by a majority vote of the members of the Board:

RECITALS:

1. Chapter 202 of the Texas Property Code was amended to add Section 202.006 (a) to require property owners' associations to file all dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relate is located, and (b) A dedicatory instrument has no effect until the instrument is filed in accordance with this section.
2. The new law relating to dedicatory instruments becomes effective on January 1, 2012.
3. The Board of Directors of the Association desires to adopt rules consistent with the provisions of Section 202.006 of the Texas Property Code.

POLICY:

It is the policy of the Association to enforce the following Clubhouse rules:

- (a) No smoking is allowed inside the Clubhouse.
- (b) No candles are allowed.
- (c) No alcohol is allowed. This includes beer, wine, wine coolers, champagne, etc.
- (d) NO RED BEVERAGES ARE ALLOWED IN THE CLUBHOUSE. This includes punch, soda, Kool-Aid, sherbet-based punches, etc.
- (e) The Resident renting the Clubhouse is responsible for clean-up (no later than 10:00 A.M. the morning after function) as described in the Inspection Form attached hereto and made a part hereof for all purposes.
- (f) Parties for teens or groups of adults under 21 years of age will be supervised by at least 2 adults and an off duty Missouri City policeman. At least 14 days before the party, the Clubhouse Chairperson must have the name and proof that a policeman will be present or the party will be cancelled. Contact Dan Flagg at the Missouri City Police Department (281-403-8700) to make arrangements.
- (g) The Resident must be sure all doors are closed and locked prior to closing. Turn off all lights and set the thermostat to the appropriate setting.
- (h) Upholstered Chairs, Chest, Sofa Table, Bakers Rack, Lamps, and Silk Plants are not to be moved. (No decorations are to put on Silk Plants.)

- (i) No vehicles are to be parked under the porte-cochere or where the curb is marked red.
- (j) There are to be no decorations of any kind on the walls, vertical blinds, or woodwork. There is to be no scotch tape on the wooden furniture.
- (k) OCCUPANCY LIMIT. The Resident agrees that no more than 60 persons, including the Resident, will use the Clubhouse at any one time. This is per the Missouri City Fire Marshall.
- (l) No inflatables of any kind are allowed on the Clubhouse grounds.
- (m) If the renter of the clubhouse is more than fifteen (15) minutes late meeting the Clubhouse Chairperson at the designated time of key pick up or inspection, there will be a \$50.00 charge payable in cash or taken from the deposit.
- (n) ANY VIOLATION OF THESE RULES CAN RESULT IN FULL FORFEITURE OF DEPOSIT.

These rental procedures and rules for the Clubhouse are subject to change without notice by the Board of Directors.

TO CERTIFY which witness my hand this the 20 day of Dec., 2011.

BRIGHTWATER HOMEOWNERS ASSOCIATION

By: Kathy Renfrow

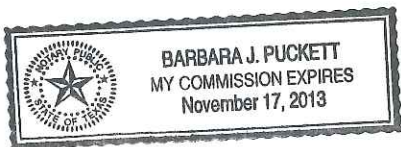
Printed: Kathy Renfrow

Its: Secretary

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BEFORE ME, the undersigned notary public, on this 20th day of December 2011 personally appeared Kathy Renfrow, Secretary of Brightwater Homeowners Association, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purpose and in the capacity therein expressed.

Notary Public in and for the State of Texas



Barbara J. Puckett

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2012 Jan 10 11:55 AM

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CAK \$15.00

Dianne Wilson COUNTY CLERK

FT BEND COUNTY TEXAS