

## SOUTHWYCK SECTION IV HOMEOWNER ASSOCIATION, INC

Official website: [www.southwyck4.com](http://www.southwyck4.com) \* Check Website for Management Company Contact info.

**Southmanor\*Edgewater Estates\*Southfield Village\*Huntington Park  
Subdivisions subject to the Southwyck Section IV Declarations.**

The complete new **Amenity Access and Use Policy** will be available for review on our website.

Pool Cards give residents, within our subdivisions, access to the following;

### **Southwyck Section IV HOA/ Morgan Pool**

**Open for weekends only May 18<sup>th</sup>, 2019 – Check our website for complete schedule or changes.**

3131 Morgan Rd – Next to Morgan Rd Park

### **Silverlake HOA Pool – Tennis Courts – Clubhouse**

2715 Southwyck Parkway

(Clubhouse reservation procedure and form are on our website, under the “Amenities” page)

- ❖ Article VII. Section 8 (A) grants Southwyck Section IV HOA, Inc. the right to charge reasonable admission and other fees for the use of the recreational facilities situated upon Southwyck Section IV HOA Common Areas.
  - **NEW Each new card requires a completed indemnification form and \$20.00 activation/processing fee.**
- ❖ Tenant’s forms must be filled out by the tenant and require the signature of both the tenant **and** the property owner. Incomplete forms will not be processed.
  - Article III. Section 1 **prohibits** the use of each Lot in Southmanor, Edgewater Estates, Southfield Village and Huntington Park for garage apartments, or apartment houses; no Lot shall be used for business or professional purposes of any kind, nor for any commercial or manufacturing purposes.
  - Properties are **restricted as single family homes**. One card allows access to the family declared in the Indemnification form.
  - **NEW** Article VII. Section 8(C). Any Owner may delegate, in accordance to the Bylaws, their right of enjoyment to Southwyck Section IV HOA’s Common Areas... their tenants...**who reside on the property**. If a Property is leased or rented, Owner has “delegated” their right to the recreational facilities to the tenant. Owner does not have access to recreational facilities unless he/she resides on the Property.
- ❖ **NEW** Limit of two guests per card and resident must be present. **Limit of 2 activated cards per Property.**
- ❖ **NEW** Residents should be ready to present current government-issued ID upon request, showing eligible property address if requested at any time while in pool area.
- ❖ Forms are online at [www.southwyck4.com](http://www.southwyck4.com).
- ❖ **NEW** Pool parties are strictly prohibited during regular resident hours. A pool party is defined as more than four (4) guests per household at any one time.
- ❖ **NEW** No smoking and no vaping allowed inside the pool area and surrounding property.
- ❖ **NEW** No alcohol allowed inside the pool area and/or parking lot next to it.
- ❖ Pool cards are **NOT** transferable.
  - **NEW** Southwyck Section IV HOA, under Article VII. Section 8(B) has the **right to suspend access to the Common Areas for up to sixty (60) days for violation of any regulation.**
- ❖ **NEW** Each Owner, by acceptance of each deed, **is obligated to pay Southwyck Section IV HOA, Inc.** maintenance assessments and charges (Article VII. Section 2) and Southwyck Section IV HOA, Inc. has the right **to suspend the right to use** the Common Areas for any period during which any assessment against a Lot remains unpaid.

- **NEW Texas Property Code 209.0062.** Alternative Payment Schedule for Certain Assessments mandates that Southwyck Section IV HOA has to offer a payment plan before suspending the right to use the Common Areas.
  - **NEW** Southwyck Section IV Declarations, Article VII. Section 1(a)...The responsibilities of Southwyck Section IV HOA, Inc. shall include, by way of example but without limitation, at its sole discretion, any and all of the following...*payment of all legal and other expenses incurred in connection with the enforcement of all recorded charges and assessments, covenants, restrictions, and conditions affecting the Properties (Properties are limited to the subdivisions subject to the Southwyck Section IV Declarations) to which the maintenance fund applies; payment of all reasonable and necessary expenses in connection with the collection and administration of the maintenance charge and assessment.*
  - **NEW** *A valid payment plan must have approval by Southwyck Section IV HOA, Inc. Please contact PMG-Houston for instructions on how to file a valid payment plan. You can view account balances on our TownSQ app, check our website if you don't have access.*
- ❖ **IF YOUR CARD HAS BEEN LOST OR STOLEN, please notify Southwyck S-4 HOA immediately. A new card can be obtained by sending a new form and \$20.00 (payable to S4 HOA, Inc.).**
- PLEASE NOTE:**
- ❖ To enter these facilities you MUST have an Active Access Card.
  - ❖ Southwyck Section IV HOA Maintenance Assessments are due January 15<sup>th</sup> and July 15<sup>th</sup>. If you are not current on Assessments and there is not a valid payment plan on file, a card will NOT be issued or reactivated.

**You do NOT need to fill out a new Indemnification Form if you did it in previous years. Card activation will be automatic for residents in good standing.**

## Issues with access cards

Please email [directors@southwyck4.com](mailto:directors@southwyck4.com) for questions or problems with your cards.