

NOTICE

C

***CUTTEN GREEN***

***Homeowners Association, Inc.  
Clubhouse/Pool Facility***

**Rules and Regulations  
Governing the use of the Clubhouse/Pool  
Revised: December 12, 2011**

ER 030 - 33 - 1663

~ Cutten Green Clubhouse Rental ~

1. To reserve the clubhouse call the manager *Nancy Michel* at (281) 444-6358
2. Must be a resident of Cutten Green.
3. All events must be concluded by **1:00 A.M.** (that includes clean up) and a resident of Cutten Green must be present at all times
4. All fees must be paid in full.
5. Rental fee is as follows:

- Recognized Subdivision Group\* - **No charge**
- Private party - **\$75 Rental, \$100 Deposit** (2 checks)
- Private party with alcohol - **\$75 Rental, \$250 Deposit** (2 checks)
- For Profit Organization - **\$75 Rental, \$250 Deposit** (2 checks)

*\* Any recognized subdivision group whose majority membership is comprised of Cutten Green residents may use the clubhouse without charge. The Board of Directors of Cutten Green Homeowners Association, Inc (The Board) shall make the determination as to whether a group is "Recognized Subdivision Group" for the purposes of waiving rental fee and deposit. The Board's determination is final.*

7. Youth groups may use the clubhouse providing an adult makes the reservation. Said adult shall be a member of Cutten Green and will be responsible for having all rules and regulations adhered to.

\* Note: Youth functions must have ONE (1) Cutten Green adult chaperone, per every TEN

*(10) youths in attendance.*

8. A uniformed security guard must be present at all functions of more than 50 persons WHERE ALCOHOL BEVERAGES ARE SERVED.

\* Note: A uniformed security guard is defined as an individual commissioned by the State of Texas as a Peace Officer and having jurisdiction in Harris County.

9. Payment for the required security guard(s) is the responsibility of the member giving the affair.
10. Refund of deposit if facilities are properly cleaned and there are no damages to clubhouse and the key has been returned to the manager immediately following the function.
11. If pool usage is desired, it is required that you contact Lone Star Pools two weeks prior at (281) 859-8667.
12. Clubhouse rental does not include access to the tennis courts. Prior approval from The Board must be given.
13. All forms must be filled out completely and returned to clubhouse manager, *Nancy Michel* at (281) 444-6358.
14. No Smoking in Clubhouse.
15. The park playground is closed at 10 P.M.
16. No loud music that may disturb the residents of Cutten Green.
17. You do not have access to the tennis courts through the clubhouse doors. You must notify *Norma Battista* at (281) 537-1717 to have permission to use the tennis courts during a private function
18. **Cleaning & Damage Policy:**
  - The clubhouse will be clean prior to your function. The member is responsible for leaving the clubhouse clean (including the kitchen, restrooms and main areas). Any litter, decorations or debris from the function must be removed and placed outside in the proper trash receptacles. Any debris outside the clubhouse, INCLUDING cigarette butts thrown on the ground and the flower beds must be picked up. Double sack any trash with food to avoid animal rummage and mess. You may utilize all garbage cans located around the club house. There are garbage cans located in the kiddy park by the pool and around the corner of the pool. DO NOT OVERPILE GARBAGE IN FRONT OF THE POOL. Take home any overflow garbage.
  - All trash must be taken out and new trash bags put in the trash cans.

- After each use, the floors need to be swept with the broom or dry mop ~~before you wet mop them with warm water only. NO CHEMICALS!~~
- If you clean windows, use only a solution of light soap and water. NO WINDEX! The glass door can be cleaned with a glass cleaner.
- The tables and chairs must be wiped clean and put back correctly. (tables stacked in the holders and chairs hung up properly)  
*\*Please be aware that the chair rack will NOT PULL OUT of the chair room without damaging the door frame!*
- Pick tables up and place them where you want them without dragging them over the floor. If you crack the tile, you are responsible for replacement cost of the tile.

**19. Decoration Policy:**

- Please do not pin, tape or secure anything to the clubhouse walls. Wooden strips near the ceiling have been provided for decorations to be attached to with tape or tacks. (If you do, there is a possibility your security deposit refund may be lessened if any damages occur.)
- Balloons must be weighted down and removed at the end of your function.

**20. Light, Door & A/C Policy:**

- All lights and thermostats MUST be turned OFF and all entrances (clubhouse, pool and tennis courts) must be locked.
- The A/C must be turned off, or left on, during the following months:
  - \* November –March- turn off all A/C units
  - \* April- October leave A/C on 82 degrees.

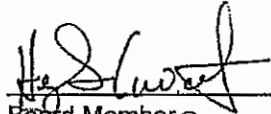
21. Notify club manager, *Nancy Michel* at (281) 444-6358, immediately if there is anything wrong with the clubhouse.
22. The member hereby agrees not to use, occupy or permit the use or occupancy of the clubhouse for any purpose which is directly or indirectly forbidden by law, ordinance or governmental or municipal regulation or order, or which may be dangerous to life or property.
23. The member hereby agrees to indemnify and hold the Cutten Green Homeowners Association, Inc. harmless from all claims for injury to persons (including death) or


from damage to property which arises from any act or omission by it, its guests and invitees, or any other third party, and which act or omission occurs while this permission is in effect in or about the subject premises (including costs and expenses defending against any such claims).

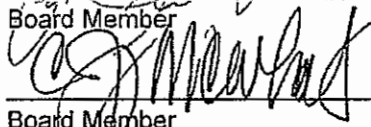
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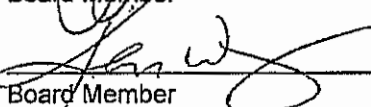
Approved and adopted by the Board on this 30<sup>th</sup> day of December, 2011.

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Board Member

  
Board Member

  
Board Member

  
Board Member

  
Board Member

ER 030 - 33 - 1668

SECRETARY'S CERTIFICATE OF FILING


I, Janie Saenz, certify that:

I am the duly qualified and acting secretary of Cutten Green Homeowners Association, Inc., a duly organized and existing Texas non-profit corporation.

The attached instruments are true copies of unrecorded Dedicatory Instruments, as that term is defined by Section 202.001 of the Texas Property Code, pertaining to Cutten Green Homeowners Association, Inc..

The attached instruments are being presented for recording in the Official Public Records of Real Property of Harris County, Texas, pursuant to Section 202.006 of the Texas Property Code.

Dated: 12/30/2011

  
Janie Saenz, Secretary  
Cutten Green Homeowners Association, Inc.

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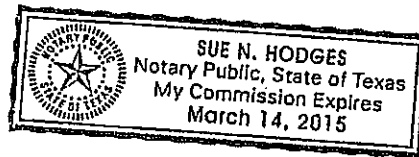
THE STATE OF TEXAS       §  
  §  
COUNTY OF HARRIS       §

This instrument was acknowledged before me on the 30<sup>th</sup> day of December, 2011, by Janie Sanchez, Secretary of Cutten Green Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.  
*S.N.P.*

  
Notary Public in and for The State of Texas

AFTER RECORDING, RETURN TO:

Bartley & Spears, P.C.  
14811 St. Mary's Lane, Suite 270  
Houston, Texas 77079



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02/21/2012 12:49:22 PM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees 40.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS