



TENNIS COURT RULES POLICY
for
BRIGHTWATER HOMEOWNERS ASSOCIATION

THE STATE OF TEXAS §
COUNTY OF FORT BEND §

I, Kathy Reafrow, Secretary of Brightwater Homeowners Association Ft. 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 Tennis Court 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 Tennis Court rules:

- (a) Use of the tennis courts shall be restricted to Lakes of Brightwater residents and their guests.
(b) Under no circumstances should more than four (4) players utilize a single court at any time.
(c) All players utilizing courts must select a time to play and sign up for that time on the court posted sign up sheet.
(d) Court reservations can be made by signing up no earlier than twenty-four (24) hours in advance of the time desired to play.
(e) A reserved court becomes an open court if the person reserving fails to claim it within 10 minutes of the scheduled time.
(f) Limit play to three (3) days per week with no day being consecutive.
(g) Maximum of 1 1/2 hours of reserved time per family per day.
(h) Playing time is limited to:
Doubles: 1 1/2 hours
Singles: 1 hour
(i) Regulation tennis attire, including a shirt and regulation court shoes must be worn at all times.

- (j) Tennis courts are restricted to tennis activities only. No other activities will be permitted.
- (k) Good sportsmanship is expected at all times. Please refrain from using profanity and loud outbursts.
- (l) Portable radios, tape players, or any other device that distracts play are not permitted in the area of the courts.
- (m) Courts are to be locked upon entering and leaving. If lights are on, please turn off when leaving, if no one else is waiting to play.
- (n) Courts are to be kept clean and debris free, and glass containers of any type are prohibited.
- (o) No person, especially children, other than the players and/or instructors shall be allowed within the court enclosure.
- (p) No skateboards, skates, or bicycles are allowed inside the tennis courts.

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

BRIGHTWATER HOMEOWNERS ASSOCIATION

By: Kathy Renfrow

Printed: Kathy Renfrow

Its: Secretary

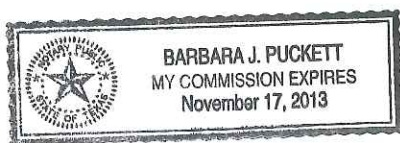
THE STATE OF TEXAS §

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COUNTY OF FORT BEND §

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