



**POOL RULES POLICY**  
*for*  
**BRIGHTWATER HOMEOWNERS ASSOCIATION**

THE STATE OF TEXAS §  
  §  
COUNTY OF FORT BEND §

I, Kathy Rensow, Secretary of Brightwater Homeowners Association Et. 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 Pool 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 pool 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 pool rules:

- (a) The pool is for the use of Lakes of Brightwater residents in good standing with the Association. There is a **limit of 2 guests per household** unless prior arrangements have been made. A guest is a non-resident of Brightwater.
- (b) Pool tags are required at all times. Residents and guests must sign in upon entering the pool area.
- (c) Children under the age of 10 **MUST** be accompanied by an adult or responsible person 16 years or older. Proof of age may be required.
- (d) Residents are responsible for their children and guests at all times. Parents will be held completely responsible for any damage or vandalism committed by their children.
- (e) **No glass containers or breakables** will be allowed in the pool area.
- (f) **No alcohol will be allowed in the pool area. No smoking is permitted in the pool area.**
- (g) Children must be completely out of the water during the hourly 10 minute adult swim. Only persons 18 years of age or older are allowed in the pool at this time.
- (h) Only non-swimming children five years of age or younger may use the wading pool.

- (i) Squirt guns of any type are **NOT** permitted in the pool area.
- (j) If the pool is crowded the lifeguards will require the removal of flotation devices until the pool situation improves. Only single flotation devices may be used in the pool.
- (k) No bicycles, skateboards, roller skates, etc. will be permitted in the pool area. Bicycles must be put in the bike rack by the Tennis Courts not parked in front of the Clubhouse.
- (l) No diving in the shallow end of the pool.
- (m) Only one person is allowed on the board at one time.
- (n) There is no swimming in the deep end when the diving board is open.
- (o) Children under the age of two must wear rubber pants in the pool and wading pool.
- (p) Proper swimming attire is required.
- (q) No running, pushing, dunking or roughhousing is permitted.
- (r) Everyone must be considerate with actions, language and radios.
- (s) No playing with the lifeguard equipment. The pump room and guard room is off-limits to all but the lifeguards.
- (t) Lifeguards may remove anyone from the pool area who is disobeying the rules and/or endangering the safety of him/herself or any other person.
- (u) Only inflatable beach balls will be allowed in the pool or pool area. If the pool area is crowded the lifeguards may require the removal of beach balls until the situation improves.
- (v) **POOL HOURS:**

Tuesday & Friday	11:00 A.M. to 9:00 P.M.
Sunday, Wednesday, Thursday & Saturday	10:00 A.M. to 8:00 P.M.
Monday	Closed unless it is a holiday

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

**BRIGHTWATER HOMEOWNERS ASSOCIATION**

By: Kathy Renfrow

Printed: Kathy Renfrow

Its: Secretary

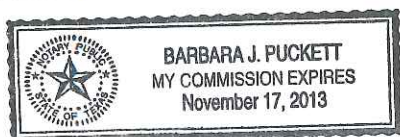
THE STATE OF TEXAS §

§

COUNTY OF FORT BEND §

BEFORE ME, the undersigned notary public, on this 20<sup>th</sup> 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