

## TENNIS COURT RULES

*Revised tennis court rules March 1, 2018*

**Please Read Tennis Rules Prior To Entering**

*The tennis courts are for the exclusive use of Highlands HOA residents and their guests.*

### Tennis Rules

*Use of the tennis courts are for the exclusive use of Highlands HOA members and their guests. Use the tennis courts at your own risk. The rules apply to the inside tennis fenced area.*

Gate is to remain closed at all times and locked when not in use. You must lock it when finished.

1. No one under the age of 17 unless accompanied by parents.
2. Courts are to be used for **tennis only**. No other activities are allowed.
3. Players are required to use non-marking tennis shoes. No street shoes, jogging, soccer or non-court shoes allowed. Shirts must be worn and no swimsuits allowed.
4. Bicycles, skates, rollerblades, skateboards, baby carriages, strollers, playpens are not allowed. No chairs or foreign items allowed on court surface.
5. No pets allowed.
6. NO DRUGS OR TOBACCO PRODUCTS are permitted.
7. Players are requested to observe tennis court etiquette. No unsportsmanlike conduct including profanity or racket throwing is allowed.
8. If other players are waiting, please limit play to maximum of 2 hours.
9. Children who are not playing tennis are not allowed in court area.
10. Please leave no trash on the courts. Remove everything you brought onto the courts.
11. No glass containers or plastic that will shatter allowed.
12. If there is a spill please clean it up. Please only use drinks in containers with lids.
13. NO person under the influence of alcohol or drugs may enter.
14. Courts may only be used between 7AM and 10:30PM.
15. Lights are only to be used between dusk and 10:30 PM. If you turn them on, please turn them off when finished. Lights can not be turned back on for at least 10 minutes after they have been turned off.
16. NO use of courts if wet. You can use the squeegee to remove standing water. Hang the squeegee up when finished.

## POOL AND HOT TUB RULES

***New revised pool rules March 1, 2018***

**Please Read Pool Rules Prior To Entering**

The Horseshoe Bay Highlands HOA

### POOL RULES

Pool Hours 7:00AM to 10:30 PM

*THE POOL AND SPA ARE FOR THE EXCLUSIVE USE OF HORSESHOE BAY HIGHLANDS HOA MEMBERS AND THEIR GUESTS. YOU MUST HAVE A GATE CODE TO ENTER THE POOL AREA. UNDER NO CIRCUMSTANCES SHOULD THE GATE BE PROPPED OPEN.*

- Children under age 17 MUST be accompanied by adult 18 or older.
- Proper swim attire is required. NO cut-offs allowed. Swim diapers required if not potty trained.
- NO person with open wounds, bandages or communicable disease allowed in pool or hot tub.
- NO running, pushing, rough play or excessive noise allowed.
- NO DIVING allowed.
- NO GLASS containers of any type allowed in the gated pool area.
- NO DRUGS or TOBACCO PRODUCTS permitted in the pool area or surrounding HOA common areas.
- NO animals, bikes, skateboards, roller blades or motorized cycles allowed within the gated pool area at any time.
- NO person under the influence of alcohol or drugs may be within the gated pool area.
- NO EATING or DRINKING while in the pool or spa.
- NO REMOVAL of blue rope at any time.
- PLEASE REMOVE ALL TRASH & BELONGINGS!

Please be considerate of other residents.

## RULES REGARDING COMMON AREA USAGE

- Individual driveways are within the HOA common areas and therefore owned by the HOA. Individual owners are given exclusive use of the driveway attached to their carport and have the obligation to maintain the driveway.
- No smoking/vaping and no noxious or offensive activities shall be permitted to exist or occur on HOA common ground. This includes anything that is an unreasonable annoyance to the neighborhood or to any neighbor.
- No grilling in HOA common areas
- No items can be placed in common areas. Everything must be within owner's property. (porch and carport)

### Storage of items in carport, patio, balcony

- City ordinance of what can be stored in these areas can be found on the HOA website and the City of Horseshoe Bay website. If someone notices a violation of the ordinance, they should contact code compliance at the City of Horseshoe Bay or the property manager. The property manager will turn the complaint over to the city to handle.

### Compliance for Exterior Building Hazard

- Once notified of a building hazard, property manager will send letter to owner requesting the hazardous area be repaired within 30 days. Notify board.
- 31 days: If hazard hasn't been repaired or repairs have not started, property manager will send a certified letter giving them 10 days to repair or the issue will be turned over to the City of Horseshoe Bay. Notify board.
- 42 days: Property manager will notify the city of the hazardous area. Notify board.

### Tree Trimming

- Owners should contact property manager via phone or use the form on the HOA website regarding tree limbs/branches that are touching their balcony or any part of their building exterior.
- Owner will have to coordinate with property manager when they will be at the townhouse in order to allow grounds keeper access to the balcony. Property Manager will have grounds keeper trim any limbs/branches that he can reach with a 6ft. ladder.
- Limbs/branches that require a higher ladder will be done on a routine basis by a tree trimming company.

### Non payment of HOA dues, assessments & fees

- **30 days delinquent:** Property manager will send out letter to owner. Notify board.
- **60 days delinquent:** If no previous response, property manager will send certified letter to owner giving them 30 days to pay past due amount plus late fees. Notify board.
- **90 days delinquent:** Property manager will have HOA attorney send collection letter to owner giving them 10 days to pay amount past due, late fees and attorney fees. Notify board.
- **100 days delinquent:** Property manager will send to board for vote to place lien on the property.
- **\$2500 past due:** Once an owner's past due amount reaches \$2500, and each of the above steps were done, the HOA will begin the process to foreclose.

### Failure to Provide Proof of Insurance

- Property manager will send a certified letter on Jan. 15 to owner giving them 10 days to provide proof of insurance and informing them that a fine of \$100 per month will incur starting Feb. 1. Notify board.
- After 30 days: If still no proof of insurance has been provided, the owner will have a \$100 fine added each month to their HOA statement. At this point the above steps for non payment of HOA fees will be followed.

## **Plans for building additions or changes to building exterior**

- All request to modify the building exterior must be submitted to the Architectural Control Committee (ACC). Please use the form on the HOA website to submit the required information, including digital plans of the change.

## **Communication & Action From The Board**

- All communication and action from the board to the property manager, city, owners and such will come from the board president or their designee. This is to eliminate confusion.