



**COMMON AREA RULES
LAS VENTANAS**

WHEREAS, by instrument entitled Declaration of Covenants, Conditions and Restrictions of Las Ventanas, dated March 4, 1986, of record in Volume 9642, Page 369, Real Property Records of Travis County, Texas, as amended ("Declaration"), certain real property located in Travis County, Texas and described in the Declaration (the "Property") was subjected to certain covenants as set forth therein; and

A
20

WHEREAS, the Declaration provides for an association of property owners ("Members"), which Association was incorporated as LAS VENTANAS OWNERS ASSOCIATION, INC., a Texas non-profit corporation; and

WHEREAS, Pool and Spa Rules were adopted by the Board of Directors of the Association;

NOW THEREFORE, Mike Ozymy, President of Las Ventanas Owners Association, and Nonie Painter, Secretary of said Association, do hereby certify that the following Exhibit "A" is a true, complete and correct statement of the current Rules of the Association, with all amendments, if any, incorporated therein.

Date: November 22, 1999

LAS VENTANAS OWNERS
ASSOCIATION, INC.

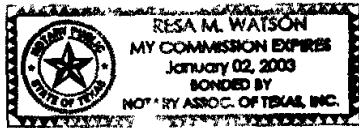
By: Mike Ozymy
Mike Ozymy, President


By: Nonie Painter
Nonie Painter, Secretary

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 22 day of December, 1999 by Mike Ozymy, President of Las Ventanas Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation



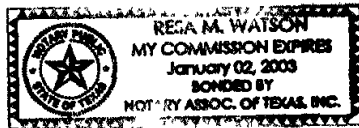



Notary Public, State of Texas

THE STATE OF TEXAS

COUNTY OF TRAVIS

This instrument was acknowledged before me on the 22 day of December, 1999 by Nonie Painter, Secretary of Las Ventanas Owners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.





Notary Public, State of Texas

After Recording Return to:
McMURTRY, EWALD & BLACKWELDER, P C
816 WEST 10th STREET
AUSTIN TEXAS 78701

LAS VENTANAS OWNERS ASSOCIATION

POOL AND SPA RULES

The following rules are to be observed by everyone using the pool and spa facilities of Las Ventanas

- 1 Pool and spa facilities are for the use and enjoyment of the owners and residents of Las Ventanas
- 2 Guests are permitted when accompanied by an owner, a tenant or a family member of either the owner or tenant
- 3 Only members of an owner or tenant's immediate family and overnight guests are permitted to use the pool unaccompanied by the owner or tenant
- 4 Children under 12 years of age are not permitted inside the pool fence unless accompanied by an adult
- 5 Children under six years of age are not permitted in the spa at any time
- 6 There is a zero-tolerance for smoking inside the pool fence Smoking is absolutely prohibited at any time due to the fire hazard
A \$200.00 fee per occurrence will be assessed on any owner found smoking in the pool/spa enclosure Owners are also responsible for the fees of any resident of owner's property, or any guest of the owner or resident, found smoking in the pool/spa enclosure If an owner (which term includes a member of the family of an owner, a tenant or guest) violates this rule, the management company shall give the owner written notice of such violation specifying (i) the nature of the violation, (ii) the fine, and (iii) that the owner has a period of ten (10) days after receipt of the notice to appeal the fine to the Board of Directors If there is no timely appeal or if the appeal is denied, the fine will be imposed
- 7 No cooking smokers or grills are permitted in the pool/spa enclosure due to the fire hazard
- 8 Glass of any kind – including, but not limited to, bottles, dishes, glasses, serving pieces, etc – are prohibited for safety reasons
- 9 No pets are allowed inside the pool fence
- 10 Proper attire should be worn at all times
- 11 The fountain area is off limits for wading, soaking, sitting, standing, etc because of safety concerns and potential damage to the fountains and lights
- 12 No lifeguards are on the premises Users of the pool and spa do so at their own risk and the Association is not responsible for accidents or injuries
- 13 All three spa timers shall be turned OFF after use
- 14 The pool/spa hours of use are only from 6:00 a.m. until 11:00 p.m. and the enclosure is off limits at all other times
- 15 Radios/stereos should be battery powered and operated on low volume (headphones are encouraged) Be mindful that sounds carry outside the pool area into the neighborhood

While there are no other rules with respect to the spa, your attention is called to the following

- 16 Persons with health related problems should check with their physician for recommended use
 - 17 Alcoholic beverages are not recommended when using the spa
 - 18 Check the spa temperature prior to entering The temperature will be set on 102F degrees
 - 19 The manufacturer recommends limited use of 15-20 minutes
-

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

12-28-1999 03 21 PM 1999161469
GILBERT \$15 00
DANA DEBEAUVOIR ,COUNTY CLERK
TRAVIS COUNTY, TEXAS

After Recording Return to
MCMURTRY, EWALD & BLACKWELDER, P C
816 WEST 10th STREET
AUSTIN TEXAS 78701