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NOTICE
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**SHADY RIVER CIVIC ASSOCIATION
P. O. Box 662
La Porte, Texas 77572-0662**

**AFFIDAVIT IN COMPLIANCE WITH SECTION 202.006
OF TITLE 11 OF THE TEXAS PROPERTY CODE**

**THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §**

BEFORE ME, the undersigned authority, on this day personally appeared BRYAN MCELVOGUE, who, being by me duly sworn according to law, stated the following under oath:

“My name is BRYAN MCELVOGUE. I am fully competent to make this Affidavit. I have personal knowledge of the facts stated herein, and they are all true and correct. I am the President of SHADY RIVER CIVIC ASSOCIATION (the “Association,” a Texas Non-Profit Corporation).

- I.** The name of the Subdivision(s) is/are Shady River, Shady River, Section Two and Shady River, Section Three (together referred to hereinafter as “Shady River”).
- II.** The name of the Association is SHADY RIVER CIVIC ASSOCIATION.
- III.** The recording data (i.e., Map or Plat reference) for each Section of the Subdivision, and the recording data for the Declaration (i.e., Deed Restrictions) for each Section of the Subdivision is as follows:

Map(s) or Plat(s) Records of Harris County, Texas:

Shady River:	Volume 89, Page 52;
Shady River, Section Two:	Volume 114, Page 62 ; and
Shady River, Section Three:	Volume 146, Page 57.

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Deed Restrictions (Deed Records of Harris County, Texas):

Shady River:	Film Code No. 087-02-0418 through 087-02-0422 ;
Shady River, Section Two:	Film Code No. 015-31-1123 through 015-31-1124 ;
Shady River, Section Three:	Film Code No. 079-35-1043 through 079-35-1045; and

the Addition to and Modification of the Deed Restrictions for all three (3) Sections of Shady River, a Subdivision in Harris County, Texas (the “Deed Restrictions”), is recorded under County Clerk’s File No. M867448 in the Deed Records of Harris County, Texas.

IV. Attached hereto is the original of, or a true and correct copy of, the following dedicatory instruments, including known amendments or supplements thereto, governing the Association, which instruments have not previously been recorded in the Official Public Records of Real Property of Harris County, Texas: (i) Articles of Incorporation of Shady River Civic Association; (ii) By-Laws of Shady River Civic Association; (iii) Shady River Civic Association Resolution Regarding Exterior Maintenance Guidelines; (iv) Shady River Park Rules; and (v) Shady River Pool Rules. The Association's dedicatory instruments are subject to being supplemented, amended or changed. Any questions regarding the dedicatory instruments of the Association may be directed to the Association's Secretary at Tel. No. 281.471.2027. The Association's website is www.shadyriver.org.

SIGNED on this the 29th day of December, 2011.

SHADY RIVER CIVIC ASSOCIATION

By: Bryan McElvogue
Printed Name: BRYAN MCELVOGUE
Position Held: President and Trustee

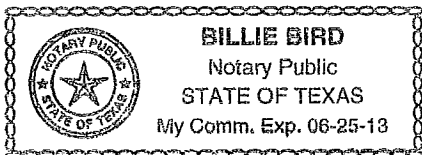
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VERIFICATION

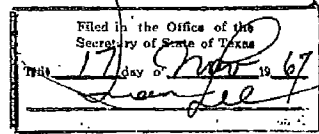
THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on this day personally appeared BRYAN MCELVOGUE, who, after being duly sworn stated under oath that he has read the above and foregoing Affidavit and that every factual statement contained therein is within his personal knowledge and is true and correct.

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public, on this the 29th day of December, 2011.



Billie Bird
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



ARTICLES OF INCORPORATION

OF

SHADY RIVER CIVIC ASSOCIATION

We, the undersigned natural persons of the age of twenty-one years or more, at least two of whom are citizens of the State of Texas, acting as incorporators of a corporation under the Texas Non-Profit Corporation Act, do hereby adopt the following Articles of Incorporation for such corporation:

ARTICLE ONE

The name of the corporation is "Shady River Civic Association."

ARTICLE TWO

The corporation is a non-profit corporation.

ARTICLE THREE

The period of its duration is perpetual.

ARTICLE FOUR

The purpose or purposes for which the corporation is organized are:

Section 1.

The exclusive purpose of this Corporation is the promotion of the public interest of Shady River Subdivision, Harris County, Texas, an area within the state, as meant in Article 12.03 of Title 122A, Vernon's Revised Civil Statutes of Texas, as amended.

Section 2.

This Corporation is a non-profit, non-political, non-sectarian organization. No part of any net earnings or assets shall enure to the benefit of any member or individual and no officer or director of the Corporation shall receive any compensation for his service as an officer or director.

ARTICLE FIVE

The street address of the initial registered office of the Corporation is 806 Hackberry, La Porte, Harris County, Texas, and the name of its initial registered agent at such address is Martin Cronney.

The number of trustees constituting the initial Board of Trustees of the corporation is three, and the names and addresses of the persons who are to serve as the initial trustees are:

<u>Name</u>	<u>Address</u>
Martin Croney	806 Hackberry La Porte, Texas
Sandra Croney	806 Hackberry La Porte, Texas
Ralph Albon	3107 Greenleaf. La Porte, Texas

ARTICLE SEVEN

The name and street address of each incorporator is:

<u>Name</u>	<u>Address</u>
Martin Croney	806 Hackberry La Porte, Texas
Sandra Croney	806 Hackberry La Porte, Texas
Ralph Albon	3107 Greenleaf La Porte, Texas

ARTICLE EIGHT

The Corporation is a non-profit corporation that has no capital stock.

IN WITNESS WHEREOF, we have hereunto set our hands, this 16th day of November, 1967.

Martin Croney
MARTIN CRONEY

Sandra Croney
SANDRA CRONEY

Ralph Albon
RALPH ALBON

STATE OF TEXAS X
COUNTY OF HARRIS X

I, KNOX ASKINS, a Notary Public,

do hereby certify that on this 16th day of November, 1967, personally appeared before me, MARTIN CRONEY, SANDRA CRONEY and RALPH ALBON, who each being by me first duly sworn, severally declared that they are the persons who signed the foregoing document as incorporators, and that the statements therein contained are true.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year above written.

Knox Askins

Notary Public in and for
Harris County, Texas

(Seal)

Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

2011 DEC 29 PM 3:46

FILED

April 7, 1997

**BY-LAWS
OF
SHADY RIVER CIVIC ASSOCIATION, INC.**

ARTICLE I -- NAME AND LOCATION

The name of this corporation is Shady River Civic Association, Inc. The principal office of the corporation in the State of Texas shall be located in the Shady River Subdivision, County of Harris. The corporation may have such other offices, either within or without the State of Texas, as the Board of Directors may determine or as the affairs of the corporation may require from time to time.

The corporation shall have and continuously maintain in the State of Texas a registered office and a registered agent whose office is identical with such registered office, as required by the Texas Non-Profit Corporation Act. The registered office may be, but need not be, identical with the principal office in the State of Texas, and the address may be changed from time to time by the Board of Directors.

ARTICLE II -- DEFINITIONS

Section 1 "Association" shall mean and refer to the Shady River Civic Association, Inc., its successors and assigns.

Section 2 "Properties" shall mean and refer to that certain and real property described as follows in the Map Records of Harris County, Texas:

- Volume 89, Page 52 Shady River Addition (Section I)
- Volume 114, Page 62 Shady River Section II
- Volume 146, Page 57 Shady River Section III
- And such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3 "Association Property" shall mean all the real property owned by the Association for the common use and enjoyment of the Owners.

Section 4 "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of Association Property.

Section 5 "Restrictions" shall refer to those restrictions, covenants and conditions specified for the Shady River Subdivision as follows:

Shady River Addition (Section I)

Film Code No. 087-02-0418 through 087-02-0422 of the Real Property Records of Harris County, Texas.

Shady River Section 2

Film Code No. 015-31-1123 through 015-31-1124 of the Real Property Records of Harris County, Texas.

Shady River Section 3

Film Code No. 079-35-1043 through 079-35-1045 of the Real Property Records of Harris County, Texas.

Service Charge Amendment

Film Code No. 012-72-0843 through 012-72-0852 of the Real Property Records of Harris County, Texas.

Additions To and Modifications of Restrictions

Film Code No. 191-61-1053 through 191-61-1164 of the Real Property Records of Harris County, Texas.

Section 6 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for performance of an obligation.

Section 7 "Member" shall mean and refer to any owner (except the Association) of a lot. In any matter where a member is entitled to vote, the member shall have one vote for each lot owned, including a partial vote for any partial lots that may be owned. If more than one person jointly hold such interest or interests, the vote for such lot or partial lot shall be exercised as the persons holding such interest shall determine between themselves, provided, however, that in no event shall more than one (1) vote or partial vote be cast with respect to such jointly owned lot or partial lot.

ARTICLE III -- MEETINGS OF MEMBERS

Section 1 - Annual Meeting Unless otherwise scheduled by the Board of Directors, an annual meeting of the members shall be held on the first Tuesday in February of each year at seven-thirty (7:30) p.m. at a place to be designated by the Board of Directors, for the purpose of electing Directors and for the transaction of such other business as may come before the meeting. If Directors are not elected on the day so designated for the annual meeting, the Board of Directors shall cause the election to be held at a special meeting of the members as soon thereafter as practical.

Section 2 - Regular Meetings Regular meetings of the members shall be held on the third Tuesday of the months of April and September, unless otherwise scheduled by the Board of Directors.

Section 3 - Special Meetings Special meetings of the members may be scheduled at any time by the President, the Board of Directors or by written request of one-tenth (1/10) of the members.

Section 4 - Quorum The presence at the meeting of sufficient members entitled to cast votes which when coupled with any proxies entitled to cast votes constitutes at least one-tenth (1/10) of the votes which may be cast shall constitute a quorum. If such a quorum shall not be present or represented by proxy at any meeting, the members entitled to vote shall have the power to adjourn the meeting from time to time, without notice other than at the meeting, and the required quorum at any subsequent meeting shall be one-half of the required quorum at the preceding meeting.

Section 5 - Proxies At all meetings of the members, each member entitled to vote may vote either in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy is revocable and shall automatically cease upon conveyance by the member of his lot.

Section 6 - Notice of Meetings At least ten (10) days prior to any meeting, written notice of the meeting shall be either hand delivered or mailed to all owners. Delivery of the notices will be to the member's last known address appearing on the books of the Association, or to the address supplied by the member for the purpose of such notice. Such notice shall specify the place, date and time of the meeting, and, in the case of a Special Meeting, the purpose of the meeting.

ARTICLE IV - BOARD OF DIRECTORS: SELECTION AND TERM OF OFFICE

Section 1 - Number - The affairs of the Association shall be managed by a Board of seven (7) directors, who must be members of the Association.

Section 2 - Terms of Office Terms of office will be staggered, with four (4) terms elected every odd year and three (3) terms elected every even year.

Section 3 - Removal Any Director may be removed from the Board by a majority vote of the Directors present at a duly held meeting at which a quorum is present. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining members of the Board and shall serve the unexpired term of his predecessor.

Section 4 - Compensation No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5 - Action Taken Without a Meeting The Directors shall have the right to take any action in the absence of a meeting by obtaining the written approval of all available Directors. Any action so taken shall have the same effect as though taken at a meeting of the Board.

ARTICLE V - NOMINATION AND ELECTION OF DIRECTORS

Section 1 - Nomination Nomination for election to the Board shall be made by a Nominating Committee. Nomination may also be made from the floor at the annual meeting of members. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two or more members of the Association. The Nominating Committee shall be appointed by the Board at least two months prior to each annual meeting of the members. The Nominating Committee shall make as many nominations as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

Election 2 - Election Election to the Board shall be by voice vote or by secret written ballot at the discretion of the Chairman of the annual meeting. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of Article II, Section 7 of these by-laws. The balloting shall not be by specific director position. The persons receiving the largest number of votes shall be elected.

ARTICLE VI - MEETINGS OF DIRECTORS

Section 1 - Regular Meetings Regular meetings of the Board shall be held at least quarterly at such time and place as may be determined by the Board.

Section 2 - Special Meetings Special meetings of the Board shall be held when called by the President of the Association or by any two (2) of the Directors, after not less than three (3) days' notice to each Director.

Section 3 - Quorum A majority of the number of Directors shall constitute a quorum for the transaction of business. The act of a majority of the Directors at a meeting at which a quorum is present shall be the act of the Board.

ARTICLE VII - POWERS AND DUTIES OF THE BOARD

Section 1 - Powers In addition to the powers specified in the Restrictions, the Board shall have the following powers.

(a) adopt and publish rules and regulations governing the use of Association Property, and the personal conduct of the members and their guests thereon, and to establish penalties for infraction thereof;

(b) suspend the voting rights and right to use Association Property of a member during any period in which such member shall be in default in the payment of any assessment or fee levied by the Association;

(c) exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by provisions of these by-laws, the Articles of Incorporation or the Restrictions;

(d) declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board; and

(e) employ a manager, an independent contractor or other such employees, as the Board may deem necessary, and to prescribe their duties.

Section 2 - Duties In addition to the duties specified in the Restrictions, the Board shall have the following duties.

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members.

(b) supervise all officers, agents and employees of the Association and see that their duties are properly performed.

(c) specify a "due date" on all notices of assessments and fees and send such notices to every owner at least thirty (30) days in advance of said "due date".

(d) procure and maintain adequate liability and hazard insurance on Association property.

(e) cause all officers or employees having fiscal responsibilities to be bonded, as may be deemed appropriate.

ARTICLE VIII - OFFICERS AND THEIR DUTIES

Section 1 - Enumeration of Officers The officers of the Association shall be a president and vice-president, who shall be members of the Board, a secretary, a treasurer and such other officers as the Board may from time to time create by resolution.

Section 2 - Election of Officers The election of officers shall take place at a meeting of the Board held as soon as practical after the election of Directors at the annual meeting of members. Incumbent officers will remain in office until their successors have been duly elected.

Section 3 - Term The officers of the Association shall be elected by the Board for a term of one (1) year.

Section 4 - Resignation and Removal Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein.

Section 5 - Vacancies A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 6 - Multiple Offices The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices, except in the case of special offices created pursuant to Section 1 of this Article.

Section 7 - Duties The duties of the officers are as follows:

(a) President shall be the principal executive officer of the corporation; shall preside at all meetings of the Board and the members; shall see that all orders and resolutions of the Board are carried out; shall have authority to sign all leases, mortgages, promissory notes deeds and other written instruments.

(b) Vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such duties as may be required of him by the Board.

(c) Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; serve notice of meetings of the Board and members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board. Any or all of these duties may be delegated by the Board to other persons as may be appropriate.

(d) Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; keep proper books of account; cause an annual review of the Association books at the completion of each fiscal year, as may be deemed appropriate, and shall prepare an annual budget and a statement of income and expenditures to be represented at the annual meeting of members.

ARTICLE IX - COMMITTEES

The Board may appoint those committees as deemed appropriate in carrying out the purposes of Association and may delegate that authority to said committees as may reasonably be necessary for the committees to accomplish their function.

ARTICLE X - DEPOSITS AND FUNDS

Section 1 All checks, drafts or orders for the payment of money or other evidence of indebtedness issued in the name of the corporation shall be signed by such officer or officers, normally the president and the treasurer, or agents of the corporation as shall from time to time be determined by resolution of the Board.

Section 2 All funds of the corporation shall be deposited to the credit of the corporation in such financial institution(s) as the Board shall determine from time to time by resolution.

ARTICLE XI - FISCAL YEAR

The fiscal year of the corporation shall begin on the first day of January and end on the last day of December in each year.

ARTICLE XII - AMENDMENTS

Section 1 These by-laws may be amended at a regular or special meeting of the members by a vote of a majority of a quorum of members present in person or by proxy.

Section 2 In the case of any conflict between the Articles of Incorporation and these by-laws, the Articles shall control and in the case of any conflict between Restrictions and these by-laws, the Restrictions shall control.



SHADY RIVER CIVIC ASSOCIATION

SHADY RIVER CIVIC ASSOCIATION RESOLUTION REGARDING EXTERIOR MAINTENANCE GUIDELINES

August 1998

WHEREAS, Chapter 204, Section 204.010 of the Texas Property Code authorizes associations acting through their boards of directors to regulate the use, maintenance, repair, replacement, modification and appearance of the subdivision; and,

WHEREAS, such rules are necessary to help maintain the attractiveness of the subdivision and thereby support property values of the subdivision;

NOW THEREFORE, BE IT RESOLVED THAT: the following Exterior Maintenance Guidelines are hereby adopted:

EXTERIOR MAINTENANCE GUIDELINES

All improvements on a lot, both original and upgrades, must be maintained in a state of good repair and appearance and shall not be allowed to deteriorate. Repairs and appearance shall include, but not be limited to, the following:

01. All painted surfaces must be clean and smooth with no bare areas or peeling paint, and all surfaces must be free of mildew. This includes all unattached buildings that may exist on the property.
[Annoyance/Nuisance, Paragraph 1(b), Page 2]
02. All rotted and damaged wood must be replaced and any damaged brickwork repaired. [Annoyance/Nuisance, Paragraph 1(b), Page 2]
03. Gutters must be kept in good repair and not allowed to sag or hang down. [Annoyance/Nuisance, Paragraph 1(b), Page 2]
04. Roofs must be maintained in good repair with no missing or curling shingles. They must be kept clear of large quantities of leaves, pine needles, tree branches, etc. [Annoyance/Nuisance, Paragraph 1(b), Page 2]
05. All glass surfaces must be whole with no unsightly cracks or chipping.
[Annoyance/Nuisance, Paragraph 1(b), Page 2]

06. Garage doors must be undamaged and in good repair. In addition, if the interior of a garage is **unsightly or unkempt**, the garage doors shall remain closed at all times, except when access is required for short periods of time. It shall be at the discretion of the Board of Directors to determine what constitutes "unsightly or unkempt". [Annoyance/Nuisance, Paragraph 1(b), Page 2]
07. Fences and gates must be kept in good repair. In addition, any unfinished fences and/or gates must be completed and kept in good repair. [Annoyance/Nuisance, Paragraph 1(b), Page 2]
08. Sidewalks (both public and private), driveways and curbs must be clean and undamaged. **The homeowner is responsible for repair of damaged sidewalks.** The City of La Porte allocates funds each year for the repair of sidewalks on a "most needed" basis. In cases where a sidewalk is considered a **safety hazard**, such conditions may be reported to the City of La Porte Planning Department and *may* be considered for repair as funds become available. However, this in no way relieves the home owner of his obligation to maintain sidewalks in a clean and undamaged condition. Seams must be kept free of weeds. [Annoyance/Nuisance, Paragraph 1(b), Page 2]
09. Lawns must be kept mowed, edged and weed free, flower beds must be kept free of weeds and shrubs and trees must be kept trimmed. This shall include mowing, edging and weeding of culverts and drainage ditches which exist on the front and side of some homes and shall include the "semi-circle" areas on Shady River Road. [Grass/Weeds, Paragraph 6(e), Page 6]
10. There shall be no storage of toys, equipment, clutter and/or debris in public view. This shall include: Bar-b-que grills, lawn maintenance equipment, tools, vehicles undergoing restoration and/or extensive repairs, vehicle parts and building materials (except for the short time an improvement is in process) including lumber, bricks, piles of dirt or sand, scrap material, etc. [Trash/Rubbish/Debris, Paragraph 6(b), Page 6]
11. Mail boxes must be maintained in good repair. [Annoyance/Nuisance, Paragraph 1(b), Page 2]
12. Parking of vehicles shall be limited to driveways and at curbside. Where curbs do not exist (Fairfield Avenue, Green Leaf Road and Shady River Road), parking shall be at the road edge where a curb would normally exist and not on grassed areas. [Annoyance/Nuisance, Paragraph 1(b), Page 2]

13. Parking of vehicles is not allowed on vacant lots, lawns, on or across sidewalks nor on the "semi-circle" areas of Shady River Road except for short periods of time (i.e., visitor or guest parking). [Annoyance/Nuisance, Paragraph 1(b), Page 2]
14. There shall be no parking of large commercial vehicles on Shady River Streets except for pick-up, delivery and maintenance vehicles (i.e., delivery vans, moving vans, utility trucks, tree removal trucks, etc.), but only while providing service(s) at the residence. [Annoyance/Nuisance, Paragraph 1(b), Page 2]
15. Overnight parking of small commercial vehicles or small commercial trailers at curbside is prohibited. Such vehicles which may be owned and/or operated by Shady River Residents and are parked over night in Shady River shall be parked in the driveway of the resident, inside the set back line as defined in the Deed Restrictions, and such that they will in no way obstruct sidewalk traffic. [Annoyance/Nuisance, Paragraph 1(b), Page 2]
16. Residents are expected to adhere to City of La Porte Ordinance 2139 concerning garbage and trash. Violations of this ordinance, when observed, will be brought to the attention of the homeowner. Chronic or repeat offenders will be reported to the City. [Trash/Rubbish/Debris, Paragraph 6(b), Page 6]
17. An exception shall be made to the Deed Restrictions concerning the display of Political Signs. Such signs may be displayed on the property of Shady River Residents/Owners, but no earlier than 15 days prior to an election and for no more than 3 days after an election. [Signs/Posters, Paragraph 6(d), Page 6]

Adopted this 25th day of AUGUST, 1998.

Gene Holloway
Gene Holloway, President

8/20/98
Date

Viky Shaul
Viky Shaul, Vice President

8-25-98
Date

Susan Price
Susan Price, Secretary

8/22/98
Date

Phil Craigie
Phil Craigie, Treasurer

8/21/98
Date

Jim Fitzlaff
Jim Fitzlaff, Board Member

8/25/98
Date

Jessie McCulley
Jessie McCulley, Board Member

8-25-98
Date

Jean Tomerlin
Jean Tomerlin, Board Member

8-25-98
Date

Shady River Civic Association (SRCA)

East and West Park Rules

Page 1

Park hours are sunrise to sunset, seven days a week

- 1. No fires allowed**
- 2. No littering**
- 3. No vandalism**
- 4. No loud music**
- 5. No foul language**
- 6. No glass containers**
- 7. No motorized vehicles allowed**

Parking:

Please be considerate when parking vehicles, take care not to block access into or out of driveways. Vehicles blocking access to driveways will be towed at the vehicle owners' expense.

Shady River Civic Association (SRCA)

Pool Rules

Revised May 2011

The pool season will begin each year whenever the water temperature reaches 78° F and will end whenever the water temperature drops below 78° F. The swimming season may be changed at the discretion of the SRCA Board.

The pool is open from 9:00 am to 8:00 pm daily during pool season. It may be closed at any time for routine or emergency maintenance. The pool is operated under a contractual agreement with a professional pool service which can be reached via email at pooloperator@shadyriver.org. You may check the most recent chemical balance on the SRCA web site at www.shadyriver.org.

THERE ARE NO LIFEGUARDS AT THE POOL AT ANY TIME!

POSTED POOL RULES ARE IN EFFECT AT ALL TIMES

1. Appropriate swimwear is required.
2. All children must be accompanied by one swimmer of age 18 or older.
3. All guests must be accompanied by a resident.
4. No running, rough play, excessive splashing, foul or abusive language.
5. No swimming with infections or bandages.
6. Only swimming diapers are allowed in the pool.
7. No smoking in pool area or pool house.
8. No gum, no glassware, no pets in pool area or pool house.
9. Pool must be cleared during thunderstorms.
10. No diving in shallow end; no sitting or hanging from float line or ladders.
11. No patio furniture allowed in pool
12. Pool life rings, and rescue hook are for use only in emergencies, the life rings are not intended to be used as flotation devices or otherwise altered or tampered with.
13. Pick up after yourself. Place all debris in trash receptacle.
14. Only authorized personnel in pump/filter area.
15. The pool water level control device (white box on the side of the pool) is not a toy, and should NOT be touched or adjusted.

"THREE STRIKES AND YOU'RE OUT!"

SRCA board members and designees monitor the pool area regularly and record all infractions on our security system. The third failure to comply with these rules will result in loss of swimming privileges for the remainder of the season!

Shady River Civic Association (SRCA)

Pool Rules (con't)

Page 2

IMMEDIATE LOSS OF SWIMMING PRIVILEGES

By committing any of the following acts by any member of a household or their guest, will result in loss of pool access for the remainder of that swim season for the entire household.

1. Allowing any other household or individual to use your households key fob to gain access to the pool
2. Propping open the front door, you are in violation of state law and will lose you swimming privileges.
3. Opening the front door for anyone who does not have a current color key fob
4. If you are in the pool after hours.
5. Striking or threatening another person.
6. Any lewd or vile act, you will lose your swimming privileges.
7. Any act of vandalizing association property, no matter how minor

ACCESS

1. Access to the pool area is granted via the use of key fobs. If you need an entry fob or if your existing fob is not working, please send an email to keyfob@shadyriver.org or call Tisha Rollins at (281) 830-1529.
2. The entry fob owner is responsible for the actions of anyone entering the pool area using that fob.
3. The front door of the pool house is to remain closed at all times. The door must not be propped open.
4. No one under the age of 18 is permitted inside the pool area unless accompanied by a parent or responsible adult. If an accompanied underage person gains access to the pool area using a key fob, the fob will be deactivated until the parent can be notified.
5. The fob will be deactivated for two weeks following a second violation. The fob will be deactivated for the remainder of the swimming season following a third violation.
6. These rules also apply if a fob holder loans the fob for any reason.
7. The Shady River pool is a private facility and may be used only by property owners who are current on assessments as specified in modified Deed Restrictions dated October 17, 1990. Anyone who is past due on their assessment fees will have their key fob disabled. A property owner may delegate his/her right to use the pool to renters of his/her property in Shady River.
8. Property owners who are not covered by the above noted Deed Restrictions normally do not pay for the use of the pool, but exceptions are made to those who have paid the full assessment fee shown in the dues and fees schedule.

Shady River Civic Association (SRCA)

Pool Rules (con't)

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9. Non-resident guests who are sponsored and accompanied by someone in the above categories are welcome at the pool.
10. All persons using the Shady River pool facilities do so at their own risk and acknowledge that they understand that no lifeguard is on duty.
11. Neither the SRCA Board of Directors nor the contracted pool operator is responsible for any injury, damage, or loss of property arising from such use.

PRIVATE PARTIES

The pool may be reserved for private parties between the hours of 5:00 pm and 10:00 pm. All activity must end by 10:00 pm. Private parties may be scheduled through Tisha Rollins by visiting www.shadyriver.org. There is a request form on the website under **SRCA Private Party Information**. Click on the form to fill out online and click on the submit button to send your request to Tisha Rollins or give her a call at (281) 830-1529. Any requests for private parties must be received ten days in advance, and the party cannot occur on a holiday weekend. A deposit of \$100, payable by check to SRCA, is required at the time of the reservation. The deposit will be returned after the pool has been found to be in satisfactory condition. If the pool area (including pool house) is left in disarray, the deposit will be forfeited.

Criminal mischief committed in the area of the pool and pool house will not be tolerated and will be reported immediately to local authorities for prosecution. The SRCA Board of Directors reserves the right to change any part of these Rules and Regulations at any time in order to maintain safety and security at the Shady River Pool. Please feel free to make suggestions for further improvements to the pool facilities by contacting any Board member (www.shadyriver.org).

RECORDER'S MEMORANDUM:

At the time of recordation, this instrument was found to be inadequate for the best photographic reproduction because of illegibility, carbon or photo copy, discolored paper, etc. All blockouts, additions and 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 HEREBY 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 Central Public Records of Real Property of Harris County, Texas

Return to: Michael T. Garner ✓
Attorney at Law
9801 Westheimer, Ste 302
Houston, TX 77042

DEC 29 2011



Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS