

# PARK AT BLACKHAWK AND LAKESIDE HOA

c/o Goodwin Management, Inc.

11149 Research Blvd., Suite 100, Austin, TX 78759-5227

Office: 512-670-9704 Fax: 512-670-9707

## GENERAL RULES

1. The Blackhawk Amenity Center Bulletin Board and Newsletter will be used to post or distribute any new or amended rules and information. All Rules are subject to change without notice.
2. If you would like to reserve any or all of Blackhawk Amenity Center, please contact the management office at: **(512) 670-9704. RESERVATIONS MAY ONLY BE MADE BY PHONE OR IN PERSON AT BLACKHAWK AMENITY CENTER.** All reservations are on a first-come, first served basis with a deposit and subject to availability. Reservations cannot be confirmed until deposit is paid in full.
3. Blackhawk Amenity Center access cards are available through the management office. Two cards will be provided per household (at no charge). Additional cards or replacement cards are \$25 each, subject to Management discretion. **Minors will not be issued access cards.**
4. Duplication or lending of access cards to non-members for use of Blackhawk Amenity Center is prohibited. Non-members are not allowed to use Blackhawk Amenity Center. Please report unauthorized users to Management immediately.
5. Each member is responsible for the actions and/or damages caused by their family members and/or guests.
6. Parents of children caught destroying any Blackhawk Amenity Center property will be responsible for repair and/or replacement of such damaged property.
7. Any trespassing, vandalism, or deliberate inappropriate behavior will be prosecuted to the fullest extent of the law. It is the Association's policy to prosecute anyone when there is evidence on which to base a criminal complaint.
8. No loitering on any property owned or managed by the Park at Blackhawk and Lakeside Homeowners Association or its affiliates.
9. No rollerblades or skateboards are allowed on the Blackhawk Amenity Center property.
10. Proper attire is required in the Clubhouse area of the Blackhawk Amenity Center property. Wet bathing suits are not allowed. Shirts and shoes shall be worn at all times while in the Clubhouse area.
11. Lost and Found items collected at the end of the day will be disposed of if not claimed within 48 hours.
12. HOURS OF BUILDING OPERATIONS:

Clubhouse Office

8 am - 4 pm Monday  
8 am - 6 pm Tuesday-Friday  
8 am - 2pm Saturday  
**CLOSED SUNDAY**

Fitness Center

5 am - 11 pm Every Day with Access Card

*Times and days are subject to change or modification, without notice.*

**THE BLACKHAWK AMENITY CENTER IS FOR USE BY ITS MEMBERS AND THEIR INVITED GUESTS ONLY.**

## **POOL RULES**

### **ALL MEMBERS USE BLACKHAWK AMENITY CENTER POOL AT THEIR OWN RISK**

1. Obey the Monitor(s) at all times. Monitor(s) are authorized to enforce these rules including ejection of non-compliant residents and guests.
2. Children under 12 years of age or younger must be accompanied by a resident/sibling 16 years of age or older and must stay within arm's reach. Residents 18 years or older may supervise a maximum of four (4) children under age 12.
3. Guests will not be permitted at the pool
4. Monitor(s) are authorized to refuse entrance to residents without a pool key.
5. Absolutely no running or rough play at any time.
6. No diving.
7. No smoking.
8. No glass containers or alcoholic beverages allowed in the pool area. Food and drinks are allowed in the sitting area only. Only water in plastic containers will be allowed on the deck area. ABSOLUTELY no food allowed on the deck or in the pool area.
9. No littering.
10. No flotation devices allowed except arm floats and toddler life preservers.
11. No offensive language.
12. Swimmers in the water have the right of way.
13. No pets allowed.
14. No bikes, skateboards, or motorized vehicles inside the pool area.
15. Proper swimming attire is required. Cut-off jeans and street clothes are not allowed in the pool.
16. Use cocoa butter, baby oil, and other heavy suntan oil sparingly.
17. No swimming after designated swimming hours. Anyone caught swimming after hours will be suspended for the remainder of the summer and have trespassing charges filed against him or her.
18. Chewing gum while swimming is prohibited.
19. Swimming with an open sore or communicable disease is prohibited.
20. Children under 3 years of age must wear appropriate swimwear (no diapers).
21. The throwing of objects (balls, toys, etc.) is not allowed.
22. Flips from the side of the pool are prohibited. Jumping off backwards or any way that throws the head back towards the side of the pool is prohibited.
23. Parents are directly responsible for the actions of their children.

24. You must have a pool key to enter the pool area.
25. One long whistle blast means clear the pool.
26. The gates are to remain locked at all times.

**ADDITIONAL RULES NOT POSTED:**

27. No wall receptacle (AC) powered equipment is allowed.
28. No loud music will be permitted in the pool area. Personal headsets used with radios, CD players and iPods are allowed at the discretion of the Monitor(s), as long as they do not interfere with ability to hear and comply with Monitor(s) requests.
29. No public display of affection is allowed. No “thongs”, “speedos” or other such variations of typical swim attire is allowed. Members are reminded that the Blackhawk Amenity Center is a family-oriented environment.
30. No alcoholic beverages permitted on premises. Persons under the influence of alcohol and/or taking prescription drugs are advised not to enter the swimming pool.
31. No chewing gum is allowed in the pool facility.
32. The pool furniture is to remain within the pool facility and the arrangement of pool furniture is subject to the discretion of Monitor(s).
33. All parents are cautioned not to allow over fatigue. If fatigue or chill is observed, there will be a 10 minute rest period for children under 18 years of age.
34. All members must comply with the posted rules. The Association, its contracted personnel, or its Managing Agent has the right to evict anyone from the pool area not in compliance with these rules.
35. The Association or its Managing Agent may take action to impose fines or to suspend the use of the pool to any member violating these rules.

Monitor(s) have authority to remove from the pool area anyone disobeying the rules or endangering the safety of themselves or another person. The Monitor(s) has the authority to suspend offender for one day. Additional violations will be turned over to the board of directors. Repeat violations may result in revocation of swimming privileges for the remainder of the summer.

Blackhawk Amenity Center members are responsible for being aware of and following all pool rules. Members must register and sign the attached Amenity Use Agreement prior to use of the pool, agreeing that rules, posted or not, are understood, applicable, and will be followed.

Blackhawk Amenity Center members must also list all eligible family members entitled to use Blackhawk Amenity Center pool on Amenity Use Agreement.

These rules and regulations have been established in an effort to make pool use a safe and sanitary operation; however, no legal liability is assumed with respect to these rules preventing accident, injury, or death.

## PAVILION RULES

### ALL MEMBERS USE BLACKHAWK AMENITY CENTER PAVILION AT THEIR OWN RISK

1. No animals or pets shall be permitted in the pavilion.
2. No children shall be left unattended in the pavilion.
3. The member shall be responsible for all damage done by household members, tenants, or guests.
4. Use of the Pavilion during or after normal office hours for a private party exceeding the stated guest policy of 4 (four) guests per household or as deemed necessary by Management:
  - a. Is by advance reservation only by the "Reserving Member".
  - b. Requires the payment of a refundable deposit of \$100.
  - c. Requires complete clean up after the event (If any area of the Pavilion is not completely cleaned, a professional janitorial company will be hired to perform cleaning and member's deposit will be forfeited).
  - d. Requires removal of all trash at the immediate end of the event to parking lot dumpster (next day clean up is not acceptable).
  - e. No event may extend past the established time, except with prior written approval by management.
  - f. No live bands shall be permitted, except with prior written approval by management.
  - g. No alcoholic beverages shall be served or consumed on premises.
  - h. No smoking allowed.
  - i. No fires, of any kind, are allowed on the premises except in the designated fireplaces or barbeque pits.
  - j. The "Reserving Member" shall be in attendance for the duration of the event, with no exceptions.
  - k. Management shall look only to the "Reserving Member" for the return of access card/key (if applicable) and the completion of all clean up required.
  - l. Pavilion can be reserved four (4) times per year per household.
  - m. Management reserves the right to require the "Reserving Member" to pay for the cost of a security officer, in advance, at any event deemed necessary by Management.

## CLUBHOUSE RULES

### ALL MEMBERS USE BLACKHAWK AMENITY CENTER CLUBHOUSE AT THEIR OWN RISK

1. No animals or pets shall be permitted in the Clubhouse.
2. No one shall be allowed in the Clubhouse in wet bathing suits.
3. No one shall be allowed in the Clubhouse without shoes and shirt.
4. No children shall be left unattended in the Clubhouse.
5. The member shall be responsible for all damage done by household members, tenants, or guests.
6. Use of the Clubhouse (Great Room or Kitchen), after normal office hours or by a group of more than 15 people during office hours:
  - a. Is by advance reservation only by the "Reserving Member".
  - b. Requires the payment of a non-refundable "user fee" of \$100.00 for a five our reservation block, maximum **five** hours per member per reservation.
  - c. Requires the payment of a refundable deposit of \$250. Parties canceled less than 7 days from the reservation date will be assessed a \$50 cancellation fee.
  - d. Requires complete clean up after the event (If any area of the Clubhouse is not completely cleaned, a professional janitorial company will be hired to perform cleaning and member's deposit will be forfeited).
  - e. Requires removal of all trash at the immediate end of the event to parking lot dumpster (next day clean up is not acceptable).
  - f. No event may extend past the established time, except with prior written approval by management.
  - g. No live bands shall be permitted, except with prior written approval by management.
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  - k. The "Reserving Member" shall be in attendance for the duration of the event, with no exceptions.
  - l. Management shall look only to the "Reserving Member" for the return of access card/key (if applicable) and the completion of all clean up required.
  - m. Clubhouse can be reserved four (4) times per year per household.
  - n. Management reserves the right to require the "Reserving Member" to pay for the cost of a security officer, in advance, at any event deemed necessary by management.

## **RECREATIONAL AREA RULES**

### **ALL MEMBERS USE BLACKHAWK AMENITY CENTER RECREATIONAL AREAS AT THEIR OWN RISK**

1. If you would like to reserve any or all of Blackhawk Amenity Center ball field or volleyball court, please contact the management office at: **(512) 670-9704. RESERVATIONS MAY ONLY BE MADE BY PHONE OR IN PERSON AT BLACKHAWK AMENITY CENTER.** All reservations are on a first-come, first served basis and subject to availability.
2. A \$100 deposit is required for the ball field or the volleyball court. If you or your group wants to exclusively reserve the ball field or volleyball court, you must complete a reservation form and submit to the Blackhawk Amenity Center Office; otherwise, the use of the field is on a first-come, first served basis.
3. No user fee is required when exclusively reserving the ball field and/or volleyball court, with a 2 ½ hour maximum time limit during busy seasons to allow other groups equal opportunity.
4. Local area league teams may use the field on a standing or regular day and time if reserved through a member in good standing with a valid access card. Fees for such use may be negotiated at the discretion of management and the Board of Directors.
5. All user fees subject to change, without notice.

## **PARKING LOT RULES**

### **ALL MEMBERS USE BLACKHAWK AMENITY CENTER PARKING AT THEIR OWN RISK**

1. Members shall drive slowly and carefully within the parking areas of the Blackhawk Amenity Center.
2. Parking must be in designated areas and in such a manner as to not obstruct other cars, or the main entrance to the pool.
3. Parking hours are from 4:30 am to 11:30 pm every day, unless otherwise noted.
4. There is no overnight parking allowed.
5. RVs, trailers, boats, and other large oversized vehicles are not allowed.
6. Members shall not park in fire lanes.
7. Strict adherence to parking lot signage and vehicle speed is required.
8. Members shall park in handicapped spaces only if the vehicle carries appropriate handicapped authorization and if the driver or passenger is handicapped.

## **FITNESS CENTER RULES**

### **ALL MEMBERS USE BLACKHAWK AMENITY CENTER FITNESS CENTER AT THEIR OWN RISK**

Please leave the building by no later than 11 pm. The alarm system will automatically arm at 11:05 pm and will sound and alert police if anyone remains inside.

1. No guests allowed. Members Only
2. No children under age 16 allowed in Fitness Center.
3. Proper clothing and shoes required (no swimsuits, jeans, sandals, etc.)
4. No food, drink or gum allowed in Fitness Center. Water bottles only.
5. Exercise and use of equipment is "At your own risk".
6. Please follow instructions and guidelines posted on machines.
7. A workout towel is required by all residents to dry off equipment after use.
8. Please limit cardio workouts to 30-45 minutes if another resident is waiting.
9. If any equipment malfunctions or ceases to operate properly, discontinue use and report the problem to Management immediately.

## **PLAYSCAPE RULES**

### **ALL MEMBERS AND GUESTS USE BLACKHAWK AMENITY CENTER PLAYSCAPE AT THEIR OWN RISK**

1. The Blackhawk Amenity Center Playscape is for use by its members and their guests only.
2. Access cards are required to use bathroom, and member account must be in good standing.
3. There is **NO SUPERVISION PROVIDED** for use of Playscape.
4. Children must be directly supervised at all times by a responsible adult ("Supervising Adult") over the age of 18 years old within Playscape enclosure.
5. The Supervising Adult shall ensure that children use Playscape and its features in the manner for which the Playscape and its features are intended. Abuse of Playscape and its features will not be tolerated.
6. The Supervising Adult will not allow a child to bully, tease, or verbally abuse another child.
7. The Supervising Adult will be responsible for determining that the child being supervised is physically and mentally capable of safely using Playscape and its features before allowing the child to use.
8. Immediately report any malfunctioning, hazardous or broken Playscape components or equipment to Blackhawk Amenity Center Management.
9. These rules and regulations have been established in an effort to make Playscape use a safe operation; however, no legal liability is assumed with respect to these rules preventing accident, injury, or death.