



General Rules

The Blackhawk Amenity Center will use the bulletin board and newsletter to share any new or amended rule. All rules can change without notice.

- A. To reserve the Blackhawk Amenity Center, contact the management office at (512) 670-9704. **Reservations can only be made by phone or in person at the Amenity Center.** Reservations are first-come, first-served with a deposit and subject to availability.
- B. Access cards for the Blackhawk Amenity Center are available at the management office. Each household receives two cards for free. Additional or replacement cards cost \$20 each, subject to management discretion. Minors are not issued access cards.
- C. Sharing or lending access cards to non-members is prohibited. Non-members cannot use the Blackhawk Amenity Center. Report unauthorized users to management immediately.
- D. Members are responsible for the actions and damages caused by their family members and guests.
- E. Parents of children who damage any property at the Blackhawk Amenity Center are responsible for repair or replacement.
- F. Trespassing, vandalism, or inappropriate behavior will be fully prosecuted. The Association will take legal action based on evidence of criminal behavior.
- G. Rollerblades and skateboards are not allowed on the Blackhawk Amenity Center property.
- H. Proper attire is required in the Clubhouse area. No wet bathing suits are allowed inside. Shirts and shoes must be always worn in the Clubhouse area.
- I. Lost and Found items will be discarded if unclaimed within 48 hours.

Parking

- A. Members must drive slowly and carefully in the parking areas of the Blackhawk Amenity Center.
- B. Park only in designated areas without obstructing other cars or the main entrance.
- C. Parking is allowed from 4:30 am to 11:30 pm daily, unless otherwise specified.
- D. Overnight parking is prohibited.
- E. Large vehicles such as RVs, trailers, boats, and oversized vehicles are not permitted.
- F. Fire lanes must not be used for parking.
- G. Follow parking lot signage and adhere to the designated vehicle speed limit.
- H. Accessible parking spaces are reserved for vehicles with appropriate placards or plates.

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

For more information, visit our website at ParkLakesideHOA.com.



Clubhouse Rules

ALL MEMBERS USE BLACKHAWK AMENITY CENTER CLUBHOUSE AT THEIR OWN RISK

- A. No animals or pets allowed in the pavilion.
- B. Wet bathing suits are not allowed in the Clubhouse.
- C. Shoes and shirts are required for entry into the Clubhouse.
- D. Children must be always supervised in the pavilion.
- E. The member is responsible for any damage caused by household members, tenants, or guests.

Private Parties

For the use of the Clubhouse (Great Room or Kitchen) outside of normal office hours or by a group larger than 15 people during office hours, the following guidelines apply.

- A. Reservations must be made in advance by the "Reserving Member." There are two time slots available: 8am–3pm and 4pm–11pm.
- B. A non-refundable "user fee" of \$200 per time slot is required for all reservations.
- C. A refundable deposit of \$250 is required. Reservations canceled within 30 days of the reservation date will forfeit 50% of the deposit. Reservations canceled within 14 days of the reservation date will forfeit 100% of the deposit.
- D. After the event, the Clubhouse must be completely cleaned. Failure to do so will result in the hiring of a professional janitorial company, and the member's deposit will be forfeited.
- E. All trash must be removed immediately after the event to the parking lot dumpster. Next-day cleanup is not allowed.
- F. All events must take place within the reserved time slot, including setup and cleaning.
- G. Live bands are not permitted unless prior written approval is obtained from management.
- H. Alcoholic beverages are prohibited on the premises.
- I. Smoking is not allowed.
- J. Fires, except in designated fireplaces, are not allowed on the premises.
- K. The "Reserving Member" must be present for the entire duration of the event.
- L. Management will hold only the "Reserving Member" responsible for returning access cards/keys (if applicable) and completing all required cleanup.
- M. Each household can reserve the Clubhouse up to four (4) times per year.
- N. Management reserves the right to require the "Reserving Member" to pay for the cost of a security officer in advance for any event deemed necessary by management.

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Lock Up Procedures

ALL MEMBERS USE BLACKHAWK AMENITY CENTER CLUBHOUSE AT THEIR OWN RISK

- A. Close the blinds and turn off the lights in the great room. Put any moved furniture or decorations back where they were.
- B. Lock all doors when you leave the great room. When exiting the double doors, ensure the door on the right locked at the top and bottom.
- C. Exit through the other door and lock it with the hallway key.
- D. Check the bathrooms for trash, remove it and put a new trash bag if needed.
- E. Clean the kitchen and take all your food and beverages with you.
- F. Dispose of the trash and replace the bag.
- G. All trash must be removed to the dumpster in the front parking lot.
- H. Lock the door, turn off the lights and leave when everything is done.
- I. Exit through the front hallway.
- J. Lock the breezeway door behind you.
- K. Turn off the hallway lights and close the blinds.
- L. Everyone must leave by 11 pm, otherwise the alarm will trigger, and police will be alerted.

Cleaning and Supplies

You will find all the cleaning supplies stored in the closet of the Great Room, located on the right side of the television. These supplies can also be utilized in the kitchen, and they are conveniently kept in a bucket for easy access. For additional toilet paper, paper towels, and trash bags, refer to the upper right kitchen cabinet closest to the sink.

NO ALCOHOL – NO EXCEPTIONS

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Pool Rules

ALL MEMBERS USE BLACKHAWK AMENITY CENTER POOL AT THEIR OWN RISK

- A. Pool key required for entry.
- B. Always Follow the Monitors' instructions. They can enforce rules and remove non-compliant residents and guests.
- C. Children under 14 must be with a resident/sibling 16 or older and stay close by. Residents 18 or older can supervise up to four (4) children under 14.
- D. All guests must be with a resident who stays at the pool. Each household can have up to four (4) guests, following rule #2.
- E. Residents without a pool key may be denied entrance by the Monitors.
- F. No running or rough play allowed anytime.
- G. No diving.
- H. No smoking.
- I. No glass containers or alcohol in the pool area. Only light snacks and drinks in the sitting area. Fast food is not permitted. Only water in plastic containers on the deck. No food on the deck or in the pool area.
- J. No littering.
- K. Only arm floats and toddler life preservers allowed as flotation devices.
- L. No offensive language.
- M. Swimmers in the water have the right of way.
- N. No pets allowed.
- O. No bikes, skateboards, or motorized vehicles in the pool area.
- P. Wear proper swimming attire. No cut-off jeans or street clothes in the pool.
- Q. Use heavy suntan oils sparingly.
- R. No swimming outside designated hours. Swimming after hours results in summer suspension and possible trespassing charges.
- S. No chewing gum while swimming.
- T. No swimming with open sores or contagious diseases.
- U. Children under 3 must wear appropriate swimwear (no diapers).
- V. No throwing objects in the pool. Pool and dive toys are allowed at the monitors' discretion.
- W. No flips or backward jumps that throw the head back towards the pool's side.
- X. Parents are responsible for their children's actions.
- Y. One long whistle blast means clear the pool.
- Z. Keep the gates locked all the time.

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ADDITIONAL RULES NOT POSTED

- A. No AC-powered equipment allowed.
- B. No loud music in the pool area. Headphones and earbuds are allowed if they don't interfere with the Monitors or others.
- C. No public display of affection. No thongs, speedos, or similar swimwear. The pool is family oriented.
- D. No alcoholic beverages allowed. Avoid entering the pool if under the influence of alcohol or drugs.
- E. No chewing gum in the pool facility.
- F. No food or drinks are allowed poolside. Small snacks are permitted inside the pool gates at the monitors' discretion. Fast food is not permitted.
- G. Pool furniture should stay within the pool area and its arrangement is up to the Monitors.
- H. Outside furniture is not permitted within the pool gates.
- I. Parents should prevent fatigue. If a child under 18 shows signs of fatigue or chill, a 10-minute rest period is required.
- J. All members must follow the posted rules. Non-compliant individuals may be evicted by the Association, its personnel, or the management team.
- K. The Association or management team may impose fines or suspend pool use for rule violations.
- L. Private swim lessons are not permitted at The Blackhawk Amenity Center pool.
- M. Lap swimmers have priority in the lap pool. Other swimmers must leave the lap pool if requested by the pool monitors.
- N. Residents must stay off lap pool lane ropes.

The Monitors can remove anyone from the pool area who breaks the rules or puts themselves or others in danger. The Monitors can suspend offenders for one day. Repeat offenses will be reported to the board of directors, and repeated violations may result in losing pool privileges for the rest of the season.

All Blackhawk association members are responsible for knowing and following all pool rules. Members must register and sign the Amenity Use Agreement, agreeing to follow all rules, whether posted or not.

Members must also list all eligible family members who can use the Blackhawk Amenity Center pool on the Amenity Use Agreement.

These rules are in place to ensure a safe and clean pool environment, but they don't guarantee protection from accidents, injuries, or death, and no legal liability is assumed.



Pavilion Rules

ALL MEMBERS USE BLACKHAWK AMENITY CENTER PAVILION AT THEIR OWN RISK

- A. No animals or pets allowed in the pavilion.
- B. Children must be always supervised in the pavilion.
- C. The member is responsible for any damage caused by household members, tenants, or guests.

Private Parties

For private parties in the Pavilion that exceed the guest policy of 4 guests per household or as determined by Management, the following rules apply.

- A. Reservations must be made in advance by the "Reserving Member." There are two time slots available: 8am–3pm and 4pm–11pm.
- B. A refundable deposit of \$100 is required. Reservations canceled within 30 days of the reservation date will forfeit 50% of the deposit. Reservations canceled within 14 days of the reservation date will forfeit 100% of the deposit.
- C. After the event, the Pavilion must be completely cleaned. Failure to do so will result in the hiring of a professional janitorial company, and the member's deposit will be forfeited.
- D. All trash must be removed immediately after the event to the parking lot dumpster. Next-day cleanup is not allowed.
- E. All events must take place within the reserved time slot, including setup and cleaning.
- F. Live bands are not permitted unless prior written approval is obtained from management.
- G. Alcoholic beverages are prohibited on the premises.
- H. Smoking is not allowed.
- I. Fires, except in designated fireplaces, are not allowed on the premises.
- J. The "Reserving Member" must be present for the entire duration of the event.
- K. Management will hold only the "Reserving Member" responsible for returning access cards/keys (if applicable) and completing all required cleanup.
- L. Each household can reserve the Pavilion up to four (4) times per year.
- M. Management reserves the right to require the "Reserving Member" to pay for the cost of a security officer in advance for any event deemed necessary by management.

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Recreation Area Rules

ALL MEMBERS USE BLACKHAWK RECREATION AREAS AT THEIR OWN RISK

- A. To reserve the Blackhawk Amenity Center sports fields or volleyball court, contact the management office at (512) 670-9704. **Reservations can only be made by phone or in person at the Amenity Center offices and are based on availability.**
- B. A \$100 deposit is required for the sports fields or volleyball court. If you want exclusive use, fill out a reservation form and submit it to the Blackhawk Amenity Center Office. Otherwise, the field is first come, first served.
- C. No user fee is required for exclusive reservation of the sports fields or volleyball court, with a maximum time limit of 2-1/2 hours during busy seasons to give equal opportunity to other groups.
- D. Local league teams can reserve the field for regular use on specific days and times if arranged through a member in good standing with a valid access card. Fees for such use can be discussed with the management team and the Board of Directors.
- E. All user fees are subject to change without prior notice.

Playscapes

- A. The Blackhawk Amenity Center Playscape is only for members and their guests.
- B. Access cards and a good standing member account are required to use the bathrooms.
- C. There is no supervision provided in the Playscape.
- D. Children must always be directly supervised by a responsible adult (18 years or older) within the Playscape area.
- E. The supervising adult must ensure that children use the Playscape and its features appropriately. Any abuse will not be tolerated.
- F. The supervising adult must prevent any bullying, teasing, or verbal abuse among the children.
- G. The supervising adult is responsible for assessing whether a child is physically and mentally capable of safely using the Playscape before allowing them to do so.
- H. Report any malfunctioning, hazardous, or broken Playscape components or equipment to Blackhawk Amenity Center management team immediately.
- I. These rules aim to ensure safe use of the Playscape, but no legal liability is assumed regarding accidents, injuries, or death resulting from these rules.

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Fitness Center Rules

ALL MEMBERS USE BLACKHAWK FITNESS CENTER AT THEIR OWN RISK

Please exit the building before 11 pm. The alarm system will automatically activate at 11:05 pm, and if anyone remains inside, the alarm will sound and notify the police.

- A. **Members only.** No guests allowed.
- B. No children under 16 allowed in the Fitness Center.
- C. Wear proper clothing and shoes (no swimsuits, jeans, sandals, etc.).
- D. No food, drink, or gum allowed in the Fitness Center. Only water bottles are permitted.
- E. Exercise and use equipment at your own risk.
- F. Follow instructions and guidelines posted on machines.
- G. Use a workout towel to dry off equipment after use.
- H. Limit cardio workouts to 30-45 minutes if others are waiting.
- I. If equipment malfunctions, stop using it and report the issue to the management team immediately.

Amenity Center Hours:

Amenities Office	9am – 5pm Monday – Friday*
Fitness Center	5am – 11pm Everyday (Access Card Required)
Pool	9am – 9pm Everyday (Access Card Required)

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

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