



General Rules

1. We'll post updates to the rules on the websites for Lakeside Water Control and Improvement District Nos. 1, 2A, 2B, 2C, 2D, and Lakeside Municipal Utility District Nos. 5 and 9 (the "districts"), as well as on the Blackhawk Amenity Center bulletin board, website, and newsletter. Rules can change at any time without notice.
2. **Only residents of these districts and their guests can use the Blackhawk recreational facilities, which include the amenity center, ball fields, and volleyball court.**
3. To book any Blackhawk facilities like the clubhouse, ball field, or volleyball court, residents need to call or visit the Blackhawk Amenity Center at (512) 670-9704. **Bookings are first-come, first-served, require a deposit, and are confirmed once the deposit is fully paid.**
4. The districts and the local homeowner's association get priority for using the Blackhawk Amenity Center for their events.
5. Each household gets two free access cards from the management office. Additional or replacement cards cost **\$25** each. Minors will not be issued access cards.
6. Access cards cannot be duplicated or lent to non-residents. If non-residents are using the facility, please report it to the management office.
7. Residents are responsible for any damage their family or guests cause at the facilities.
8. Parents will be held accountable for any damage or destruction their children cause to the facilities.
9. Trespassing, vandalism, or other illegal activities will be prosecuted fully.
10. Rollerblades and skateboards are not allowed at the Blackhawk Amenity Center.
11. Everyone must wear proper clothing in the Blackhawk Amenity Center. No wet bathing suits are allowed in the building. Shirts and shoes are required.
12. Lost and found items not claimed within 48 hours will be thrown away.



PAVILION RULES

All residents and guests use the Blackhawk Amenity Center Pavilion at their own risk.

1. No pets or animals are allowed in the Pavilion.
2. Children must not be left unattended in the Pavilion.
3. Residents are liable for any damage caused by their household members, tenants, or guests. A fee of **\$100** or the actual cost of repair, whichever is greater, will be charged for any damage.
4. For private parties in the Pavilion that exceed the guest policy of four guests per household or as determined by management, the following rules apply:
 - a. Booking by a resident is required in advance.
 - b. A refundable deposit of **\$100** is required.
 - c. Complete cleanup after the event is necessary. Failure to clean up will result in hiring a cleaning service at the expense of the reserving resident.
 - d. All trash must be taken to the parking lot dumpster immediately after the event. Cleaning the next day is not permitted.
 - e. Events must not extend past the booked time without prior written approval from management.
 - f. No live bands are allowed without management's written approval.
 - g. Alcoholic beverages are never permitted on the premises.
 - h. Smoking is prohibited.
 - i. No fires are allowed except in designated fireplaces or barbecue pits.
 - j. The reserving resident must be present throughout the event.
 - k. Management will hold the reserving resident responsible for returning all access cards/keys and completing the required cleanup.
 - l. The Pavilion can be reserved up to four times per year by each household.
 - m. Management may require the reserving resident to pay in advance for security at the event.
5. Pavilion reservations are available from 8:00 a.m. to 3:00 p.m. or 4:00 p.m. to 11:00 p.m., including setup and cleanup time.



CLUBHOUSE RULES

All residents and guests use the Blackhawk Amenity Center Clubhouse at their own risk.

Please exit the building before 11 pm. The alarm system will automatically activate at 11:05 pm. If anyone remains in the building, the alarm will sound and notify law enforcement.

1. Pets and other animals are not allowed in the Clubhouse.
2. No one is allowed in the Clubhouse in wet bathing suits.
3. No one is allowed in the Clubhouse without shoes and a shirt.
4. Children must not be left unattended in the Clubhouse.
5. Residents are responsible for any damage caused by their household members, tenants, or guests. Any damage will incur a **\$100** fee or the actual cost of the repair, whichever is greater.
6. Use of the Clubhouse (Great Room or Kitchen), after normal office hours or for a group larger than 15 people during office hours:
 - a. Is by advance reservation only by the "Reserving Resident."
 - b. Requires the payment of a non-refundable "user fee" of **\$100** per reservation.
 - c. Requires the payment of a refundable deposit of **\$250**. Deposits will be forfeited if a resident arrives before the reserved time or overstays the reserved time.
 - d. Requires complete cleanup after the event. If any area of the Clubhouse is not completely cleaned, a professional janitorial company will be hired, and the deposit will be forfeited.
 - e. All trash must be removed immediately at the end of the event to the parking lot dumpster. Next day cleanup is not acceptable.
 - f. No event may extend past the booked time, except with prior written approval from management.
 - g. No live bands are allowed unless approved by management.
 - h. No alcoholic beverages may be served or consumed on the premises.
 - i. Smoking is prohibited.
 - j. No fires are allowed except in designated fireplaces or barbecue pits.
 - k. The reserving resident must be present for the entire duration of the event.



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- l. Management will hold the reserving resident responsible for the return of the access card/key (if applicable) and ensuring all cleanup is completed. A **\$25** fee applies if the key is picked up during the weekend, and keys must be returned by the third business day following the event. Late key returns will incur a **\$25** fee. Lost keys will result in a **\$100** replacement fee.
 - m. Each household may reserve the Clubhouse up to four times per year.
 - n. Management reserves the right to require the reserving resident to pay in advance for security at the event. A **\$75** fee applies if law enforcement or management involvement is necessary.
 - o. A **\$50** fee will be charged if the reserving resident fails to securely lock all specified doors.
7. Reservations are available from 8:00 a.m. - 3:00 p.m. or 4:00 p.m. - 11:00 p.m., including setup and cleanup time.



FITNESS CENTER RULES

All residents and guests use the Blackhawk Amenity Center Fitness Center at their own risk.

Please exit the building before 11 pm. The alarm system will automatically activate at 11:05 pm. If anyone remains in the building, the alarm will sound and notify law enforcement.

1. Only residents are allowed to use the Fitness Center. No guests are allowed.
2. No children under the age of 16 are permitted in the Fitness Center.
3. Proper clothing and shoes are required (e.g., no swimsuits, jeans, or sandals).
4. No food, drinks, or gum is allowed in the Fitness Center. Only water bottles are permitted.
5. Exercise and use of the equipment is "at your own risk."
6. Residents must follow instructions and guidelines posted on the machines and equipment.
7. Residents must use a workout towel to wipe down machines and equipment after use.
8. Please limit cardio workouts to 30-45 minutes if another resident is waiting.
9. If any machine or equipment malfunctions or stops working properly, residents must stop using it and report the issue to Management immediately.
10. Residents are responsible for any damage caused by their household members, tenants, or guests. Any damage will incur a **\$100** fee or the actual cost of the repair, whichever is greater.

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.*



BALLFIELD AND VOLLEYBALL COURT RULES

All residents and guests use the Blackhawk Amenity Center Ball Field and Volleyball Court at their own risk.

1. If residents want exclusive use of the Ball Field or Volleyball Court, they must make a reservation. Otherwise, these facilities are available on a first-come, first-served basis. **When a resident with a reservation arrives, those using the facilities must vacate for the resident who have reserved it.** Reservations can be made by phone or in person at the Blackhawk Amenity Center: (512) 670-9704. All reservations require a deposit and are subject to availability.
2. Groups of 15 or more using the Ball Field or Volleyball Court must make a reservation.
3. Local area league teams can reserve the Ball Field on a regular or standing day if booked by a resident in good standing with a valid access card. Fees for such use are at the discretion of Management, as directed by the Boards of Directors. If multiple reservations are requested, Management will prioritize requests from District residents over local league teams. **As of 05/01/2024, the user fee for group activities is \$25 per hour**, plus the deposit outlined below.
4. Residents may reserve the Ball Field and/or Volleyball Court regularly, with a maximum of two reservations per week per resident or group activity (e.g., team, club, practice, game, or tournament). Management may reduce the frequency of recurring reservations during busy seasons to ensure fair access for all residents.
5. During busy seasons, as determined by Management, reservations have a maximum time limit of 4 hours to ensure fair access for all residents.
6. A **\$100** deposit is required for reservations. Reservations are confirmed only after the deposit is fully paid. This deposit may be used for cleaning the facilities after use.
7. There is no resident user fee for exclusively reserving the Ball Field or Volleyball Court. User fees can change without notice. For group activities, the user fee listed above applies.
8. All equipment and personal property must be removed from the Ball Field and Volleyball Court after each use. Equipment that has been left behind at the end of the day will be placed in the Lost and Found (when the size permits). Larger items left behind at the end of the day will be considered as abandoned property and may be removed, stored, or disposed of at Management's discretion.
9. The Ball Field and Volleyball Court are public properties owned by the Districts and must not be altered. Residents are responsible for any damage caused by their household members, tenants, or guests. Residents must pay for repairs or replacement of damaged property. Damage will incur a **\$100** fee or the actual cost of repair, whichever is higher.



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PLAYSCAPE RULES

All residents and guests use the Blackhawk Amenity Center Playscape at their own risk.

1. Only residents and their guests are allowed to use the Playscape.
2. Access cards are required to use the bathroom facilities. The resident's account must be in good standing.
3. There is **NO SUPERVISION PROVIDED** for the use of the Playscape.
4. Children must always be directly supervised by a responsible adult over the age of 18 within the Playscape area.
5. The supervising adult must ensure that children use the Playscape, and its features as intended. Misuse of the Playscape and its features is not allowed.
6. The supervising adult must prevent any child from bullying, teasing, verbally abusing, or otherwise harming another child.
7. The supervising adult is responsible for ensuring that the child being supervised is physically and mentally capable of safely using the Playscape before allowing them to use it.
8. Any malfunctioning, hazardous, or broken components or equipment of the Playscape should be reported immediately to Management.
9. These rules are established to promote safety in the Playscape; however, they do not assume legal liability for preventing any accidents, injuries, or death.



PARKING LOT RULES

All residents and guests use the Blackhawk Amenity Center parking lot at their own risk.

1. Residents and their guests must drive slowly and carefully within the Blackhawk Amenity Center parking areas.
2. Parking is only allowed in designated areas and must not block other cars or the main entrance to the pool.
3. Parking hours are from 4:30 a.m. to 11:30 p.m. every day.
4. Overnight parking is not permitted.
5. RVs, trailers, boats, and other large or oversized vehicles are not allowed.
6. Parking in fire lanes is strictly prohibited.
7. Strict adherence to parking lot signage and vehicle speed limits is required.
8. Parking in handicapped spaces is only permitted if the vehicle has appropriate handicapped authorization and the driver or a passenger is handicapped.

GREENWAY AND TRAILS RULES

1. Motor vehicles are prohibited on the greenways and trails.
2. Camping is not permitted.
3. Pets must be leashed at all times.
4. Do not disturb the wildlife.
5. Smoking is not allowed.
6. Alcoholic beverages may not be consumed on the premises.
7. If flooding occurs on the greenways or trails, all use of these areas is prohibited. Users must vacate immediately and move to higher ground. Residents using any flooded facilities do so at their own risk.



Pool Rules

All members use the Blackhawk Amenity Center and Carries Ranch Recreational Center Pools at their own risk.

1. Pool key required for entry. Residents without a key may be denied entrance.
2. Follow the monitors' instructions. They can enforce rules and remove non-compliant residents and guests.
3. Children under 14 must be accompanied by a resident/sibling 16 or older. Residents 18 or older can supervise up to four children under 14.
4. Each household may bring up to four (4) guests, who must stay with the resident at all times.
5. No running, rough play, diving, smoking, alcoholic beverages, or entering the pool under the influence of alcohol or drugs.
6. No glass containers or alcohol in the pool area. Only light snacks and drinks in the sitting area; only water in plastic containers on the deck. No food on the deck. No fast food allowed.
7. Only arm floats and toddler life preservers allowed as flotation devices.
8. No offensive language or public displays of affection. Swimwear must be appropriate; no thongs or speedos. Help us maintain a family-friendly atmosphere.
9. Swimmers have the right of way in the water.
10. No pets, bikes, skateboards, or motorized vehicles in the pool area.
11. Proper swimming attire required; no cut-offs or street clothes.
12. No swimming outside designated hours. Violations may lead to suspension and possible trespassing charges.
13. No swimming with open sores or contagious diseases.
14. Children under 3 must wear swimwear suitable for their age (no diapers).
15. No throwing objects in the pool, except pool and dive toys at the monitors' discretion. No flips or backward jumps towards the pool sides.
16. Keep gates locked at all times. No AC-powered equipment or loud music. Headphones and earbuds are allowed if they don't interfere with others.
17. Pool furniture should stay within the pool area and its arrangement is up to the monitors.
18. All members must follow posted rules. Non-compliant individuals may face ejection, fines, or suspension of pool privileges.



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19. No private swim lessons at designated community center pools.

20. Lap swimmers have priority in the lap pool. Other swimmers must vacate if requested by monitors. Stay off lap pool lane ropes.

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.

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. 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.

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