

After Recording Return To:
Lakes of Woodtrace CAI
c/o Community Solutions
PO Box 5191
Katy, TX 77491

LAKES OF WOODTRACE COMMUNITY ASSOCIATION, INC.
COVID-19 POLICY - AMENITIES
[MONTGOMERY COUNTY, TEXAS]

The undersigned hereby certifies that he/she is the duly elected, qualified and acting President of Lakes of Woodtrace Community Association, Inc., a Texas non-profit corporation (the "**Association**"), and that he or she certifies that the COVID-19 Policy - Amenities attached hereto, is a true and correct copy of such policy.

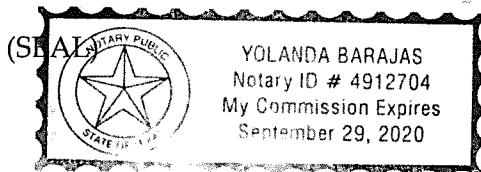
IN WITNESS WHEREOF, the undersigned has executed this certificate on June 9th 2020.

By: Lakes of Woodtrace CAI,
a Texas non-profit corporation

[Signature]
Printed Name: Robert Santini
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 9th day of June, 2020
by Robert Santini, the President of
the Lakes of Woodtrace Community Association, Inc., a Texas non-profit corporation, on
behalf of said non-profit corporation.



[Signature]
Notary Public Signature

Cross-Reference to that certain Declaration of Covenants, Conditions and Restrictions for Lakes of Woodtrace Community Association, Inc, recorded under Document No. 2014007958, Official Public Records of Montgomery County, Texas, as the same may be amended from time to time.

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GENERAL RULES

1. **Applicability of COVID-19 Rules.** The Association's **COVID-19 POLICY – AMENITIES** rules (the "COVID-19 Rules") apply to the use of all property owned, managed, or controlled by the Association, including any common area property, amenities, or recreational facilities (the "Community Facilities"). In the event of a conflict with any existing rule, the COVID-19 Rules shall prevail.
2. **Use of Community Facilities – Entry upon or use of Community Facilities** is at the user's own risk. The Association reserves the right to require users to acknowledge these rules in writing.
3. **COVID-19 Orders, Rules, and Guidance.** Users are advised that certain orders, rules, and guidance provided by governmental agencies and the Centers for Disease Control ("CDC") provide recommendations and mandatory rules that require, among other things: (1) social distancing; (2) occupancy limits; (3) cleaning and disinfection; (4) restricted entry of facilities by persons who have COVID-19 symptoms or have been diagnosed with COVID-19; and (5) other requirements specific to certain activities or facilities ("Regulatory Requirements").
4. **User Compliance.** Users must comply with all Regulatory Requirements, the COVID-19 Rules, and all other applicable rules and policies while using any Community Facilities. Owners are responsible for enforcing compliance by guests, if guest access is permitted, during any period of use of the Community Facilities. Users may be responsible for cleaning and disinfecting equipment and surfaces before and after any period of use. Users must review and understand the current community rules for use before entering any Community Facilities.
5. **User Assumption of Risk.** It is understood that the Community Facilities are to be used on an 'as is' basis, without warranty, and without any representation by the Association as to the suitability of the premises for the intended use. The Association discloses that the CDC has provided the following guidance: "It may be possible that a person can get COVID-19 by touching a surface or object that has the virus on it and then touching their own mouth, nose, or possibly their eyes. This is not thought to be the main way the virus spreads, but we are still learning more about this virus." Users are further advised that the CDC recommends that high-touch surfaces be cleaned and disinfected regularly, but it is impracticable for the Association to clean and disinfect high-touch surfaces or equipment after each user for its facilities. Given the possibility of contamination that is undetectable, users assume any risk associated with possible COVID-19 transmission or contamination and release and hold harmless the Association, and its agents, employees, managers, directors, officers, and representatives, from any and all claims, causes of action, injury or illness, including infection due to COVID-19, arising out of or relating in any way to use of Community Facilities. Access rights, as described herein, are only provided based on the understanding that user agrees to the terms herein and, therefore, access rights are provided in exchange for this user release.
6. **Social Distancing.** No person exhibiting a fever, or any symptoms associated with COVID-19 per the CDC (see <https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/symptoms.html>), or those confirmed to have COVID-19 shall enter the Community Facilities. Users should maintain at least six feet of separation and distance from other users at all times while present at any Community Facilities, unless they are members of the same household. Community Facilities are inaccessible and off limits to anyone in a period of quarantine or mandatory isolation.

POOL RULES

Applicability of COVID-19 Rules. The Association's COVID-19 POLICY – AMENITIES rules (the "COVID-19 Rules") apply to the use of all Community Facilities. In the event of a conflict with any existing rule, the COVID-19 Rules shall prevail. The COVID-19 Rules [General Rules] also apply to community pool facilities.

Individual(s) who are reported to be or are found to be in violation of any of the following pool rules may immediately be asked to leave the pool facilities, and pool privileges may be suspended indefinitely at the Board's discretion.

USE OF THE POOL IS AT YOUR DISCRETION. PLEASE USE CAUTION. SWIM AT YOUR OWN RISK.

Occupancy is limited per the State of Texas Guidelines as a percentage of the normal operating limits. As of this date, that percentage is 25%, but may be amended as State Guidelines are amended. The Association's representatives or monitors have absolute authority and discretion to require users to leave the pool area or other Community Facilities. Users who are told to leave must immediately depart the premises.

Social Distancing must be observed. Please maintain a minimum of six feet (6') of separation and distance from all individuals not within your household.

Pool access may be further restricted by the Association's policies.

No person exhibiting a fever, or any symptoms associated with COVID-19 per CDC's Guidelines (see <https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/symptoms.html>), or those confirmed to have COVID-19 shall enter the Pool Area or make a reservation. No member of a household of a person exhibiting COVID-19 symptoms or of one confirmed to have COVID-19 may enter the pool area.

Out of consideration for other members of the community, swimmers are encouraged to wash their hands before entering the pool area, touching the gate, pool rails, and before and after using the bathroom.

Please shower at home before traveling to the pool facilities. ALL SHOWERS ARE CLOSED IN ACCORDANCE WITH REGULATORY REQUIREMENTS.

Food consumption is not permitted in the pool area at this time.

Users are advised that the Association may remove all pool furniture or equipment. Any furniture or equipment must be sanitized by user before and after use.

All users must observe the signs posted while in the pool area.

OUTDOOR FACILITY RULES

Applicability of COVID-19 Rules. The Association's COVID-19 POLICY – AMENITIES rules (the "COVID-19 Rules") apply to the use of all Community Facilities. In the event of a conflict with any existing rule, the COVID-19 Rules shall prevail. The COVID-19 Rules [General Rules] also apply to outdoor facilities

Individual(s) who are reported to be or are found to be in violation of any of these following rules may immediately be asked to discontinue use of outdoor facilities, and access privileges may be suspended indefinitely at the Board's discretion.

USE OF THE FACILITIES IS AT YOUR DISCRETION. PLEASE USE CAUTION. USE AT YOUR OWN RISK.

Users must disinfect any equipment before and after use, including bars, handles of any type, and all other equipment touched by the user.

Social Distancing must be observed. Please maintain a minimum of six feet (6') of separation and distance from all individuals not within your household.

No person exhibiting a fever, or any symptoms associated with COVID-19 per CDC's Guidelines (see <https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/symptoms.html>), or those confirmed to have COVID-19 shall use outdoor facilities. No member of a household of a person exhibiting COVID-19 symptoms or of one confirmed to have COVID-19 may use the outdoor facilities.

E-FILED FOR RECORD

06/10/2020 01:01PM



COUNTY CLERK
MONTGOMERY COUNTY, TEXAS

STATE OF TEXAS,
COUNTY OF MONTGOMERY

I hereby certify that this instrument was e-filed in the file number
sequence on the date and time stamped herein
by me and was duly e-RECORDED in the Official Public
Records of Montgomery County, Texas.

06/10/2020



County Clerk
Montgomery County, Texas