

7
notice
K

TWIN LAKES HOMEOWNERS ASSOCIATION, INC.
CERTIFICATE: RULES FOR TENNIS COURT FACILITIES

THE STATE OF TEXAS §
COUNTY OF HARRIS § KNOW ALL MEN BY THESE PRESENTS:

That I, RUSSELL A. BALLARD, being the duly elected and acting President of TWIN LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation (the "Association"), pursuant to the terms and provisions of Texas Property Code § 202.006 do hereby certify the following, to-wit:

That attached to this Certificate as Exhibit "A" and made a part hereof for all purposes are the current Rules for the Tennis Court Facilities of the Association which are promulgated from time to time and are subject to amendment and modification pursuant to the authority set forth under the terms and provisions of the Declaration of Covenants, Conditions and Restrictions for Twin Lakes, Section One (the "Declaration"), and the various Supplemental Declarations described on Exhibit "B" attached hereto and made a part hereof for all purposes.

That the properties ("Twin Lakes Subdivisions") affected by and currently governed and bound by the Rules for the Tennis Court Facilities are set out and more particularly described on Exhibit "B" attached hereto and made a part hereof for all purposes.

That the Exhibit "A" represents a true and correct copy of the current Rules for the Tennis Court Facilities of the

RP 082-12-306-1

Association which with the requirements concerning the use and enjoyment of Common Properties and Common Facilities defined in and contained within the Declaration collectively constitute the rules and regulations for use of the Tennis Court Facilities for the Twin Lakes Subdivisions.

That these additional Rules for the Tennis Court Facilities of the Association are placed of record in the Office of the County Clerk of Harris County, Texas, in strict compliance with the requirements of Texas Property Code § 202.006.

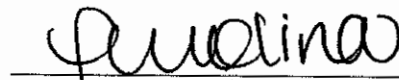
EXECUTED this 27 day of January, 2012.


RUSSELL A. BALLARD, President

THE STATE OF TEXAS §

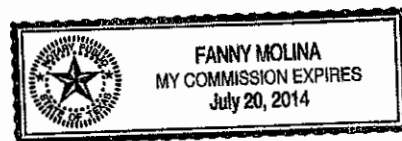
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 27th day of January, A. D., 2012, by RUSSELL A. BALLARD, President of TWIN LAKES HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation. 102/100


Notary Public - State of Texas

RETURN TO:

H. Wayne White, ✓
Attorney at Law
40 F. M. 1960 West, No. 434
Houston, Texas 77090



TWIN LAKES HOMEOWNERS ASSOCIATION, INC.

RULES: COMMUNITY FACILITY: TENNIS COURTS

GENERAL RULES

1. Tennis Courts are to be used by Twin Lakes Residents and their invited and accompanied guests only.
2. Use of these facilities by any unaccompanied guest or non-resident is strictly prohibited.
3. One resident is required to be present and accompany the use of each court.
4. Tennis courts are for tennis only. The backboard is for use with tennis balls only.
5. Residents may reserve one court for no more than two hours.
6. Instruction and ball machines are only permitted on Court 3. Courts 1 and 2 cannot be reserved for instruction. A maximum of 6 players are allowed on the instruction court at one time.
7. Court 3 is available for individual play and may be reserved by residents of Twin Lakes.
8. Do not make reservations that you will not honor. A reservation will be considered forfeited if not occupied within 10 minutes of the reserved time. In consideration of other players, please remove your reservation as soon as possible if you do not intend to play.
9. Unreserved courts are available on a first-come, first-serve basis.
10. Signup sheets will be posted each Saturday at 10:00 A.M. for play the following Sunday through Saturday. A resident family may not make more than 3 reservations per week in advance. Reservations must include the family surname.
11. A tennis instructor is considered the guest of the resident who is scheduling the lesson. Each tennis instructor must have authorization from Twin Lakes Homeowners Association, Inc. (the "Association") prior to use of the tennis facilities for conducting instruction sessions. (Each instructor is required to contact the onsite security staff at 713-466-1629). Each instructor is required to sign an Instructor Agreement promulgated by the Association and must sign in with Twin Lakes security before each instruction session and must provide the surname of the resident to whom the instructor is providing instruction.
12. Tennis court play and/or instruction should terminate and the lights should be turned off by 10:00 P.M.
13. Trash and discarded balls should be collected and properly disposed of prior to leaving the tennis courts.

RESERVATION RULES: INDIVIDUAL PLAY

1. Each resident family is allowed a maximum of 3 reservations per week in advance.
2. Reservations must include the family surname.
3. A court may be reserved for up to 2 hours at a time.
4. A court reservation will be considered/deemed forfeited if players show up more than 10 minutes late.
5. Court 3, which is the only court designated for instruction, is also available for individual play and may be reserved by residents of the Twin Lakes Subdivisions.

RESERVATION RULES: INSTRUCTION

1. Only Twin Lakes residents are permitted to use the courts and make court reservations. Instructors are not permitted to make reservations under any circumstances.
2. Reservations must include the surname of the resident and the name of the instructor.
3. A court reservation for instruction is restricted to 1 hour (60 minutes).
4. Only court 3 may be reserved for instruction.
5. It is the responsibility of the host resident to ensure that the instructor has the required Association authorization to provide instruction at Court 3 and has signed the required Tennis Instruction Agreement and Instruction Rules before commencing any instruction session.

TWIN LAKES HOMEOWNERS ASSOCIATION, INC.

Tennis Instructor Agreement and Instruction Rules

As a tennis professional and as an ambassador of the sport of tennis, you are expected to abide by and fulfill the following requirements at all times. You must recognize that you are a guest at the Twin Lakes tennis facilities and it is a privilege for your resident host to be able to provide access to the Twin Lakes tennis facilities for personalized tennis instruction. If, as a professional, you are unable to support the Twin Lakes Homeowners Association, Inc. (the "Association") and the Twin Lakes residents/owners in their right of fair access and use of the tennis facilities, it is possible that that Board of Directors of the Association will terminate their use for instruction purposes.

Access to Twin Lakes must be in accordance with the Twin Lakes Security Protocol in all circumstances. As an instructor you must provide the security guard on duty the name of the host family(ies) for which the instruction session is scheduled.

You will be held responsible for ensuring that their students remove all of their garbage from the tennis facilities. Please Note: The courtside waste baskets are not designed for frequent use by large groups, and are only emptied once a week by the Association. Maintaining the standards of cleanliness within Twin Lakes Subdivisions and the tennis facilities for other users is of paramount importance.

You must maintain a minimum of one resident student in a class at all times, recognizing that each resident may have a maximum of three guests on the court at a time. In no circumstance are you as instructor to make a court reservation or have a key to the tennis facilities. This is the responsibility of your resident host. In the instance that an instructor is discovered to have a key to the facilities, he will be required to and must relinquish the key to the security guard immediately upon request.

Any concerns or disputes which arise regarding your instruction or the tennis facilities should be addressed with your host family(ies) who will, if necessary and appropriate, address and resolve same by communication with the Association. You do not have the right to make requests of any employee, contractor or other resident/owner.

Under no circumstance will an instructor use the tennis facilities to instruct a non-resident student in the absence of a host resident. If a host is unable to attend a group lesson, the lesson is not to be held on the Twin Lakes tennis facilities.

As instructor you are required to check in with the security guard each time that you enter the Twin Lakes Subdivisions and must provide the surname of the host resident who is the subject of the scheduled instruction.

If the last to leave in the evening, you as instructor are responsible to ensure that court lights are properly and completely shut off.

As a courtesy to other Twin Lakes residents, instruction is allowed only on court 3 without exception.

You are responsible for ensuring the appropriate behavior of your students at all times, including ensuring that the lesson does not unduly disturb players on adjacent courts.

You are expected to recognize and appreciate that these tennis facilities are limited in their nature and subject to increasing pressure for usage by the residents of Twin Lakes Subdivisions. Any breach of this Agreement, violation of the Tennis Rules which are promulgated from time to time by the Association or actual or perceived abuse of the privileges afforded by this Agreement, will result in the Association's refusing your access to the tennis facilities and the termination of your instruction privileges.

I, _____ have read and understand all of the terms and requirements of this Tennis Instructor Agreement and Instruction Rules, and I commit to and agree to conduct myself in strict compliance with and to abide by all of said terms and requirements.
(print name)

Date: _____

Signature: _____

FILED
2012 MAY -7 PM 4:11
Stan Stewart
COUNTY CLERK
HARRIS COUNTY, TEXAS

ALL LOTS WITHIN THE PLATS HEREAFTER DESCRIBED AND THE COMMON PROPERTIES AND COMMON FACILITIES WITHIN THE PLATS AS DEFINED IN THE RESPECTIVE DECLARATION AND SUPPLEMENTAL DECLARATIONS HEREAFTER DESCRIBED:

- A. Declaration of Covenants, Conditions and Restrictions for Twin Lakes, Section One, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. M-249843 and refiled under County Clerk's File Nos. M-259977, M-350960 and N-082649, originally covering:

Twin Lakes, Section One (63.0054 acres) - recorded under Film Code No. 343084, Map Records of Harris County, Texas.

- B. Supplemental Declaration for Twin Lakes, Section Two, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. N-168846 covering, to the extent defined:

Twin Lakes, Section Two (19.7277 acres) - recorded under Film Code No. 349028, Map records of Harris County, Texas.

- C. Supplemental Declaration for Twin Lakes, Section Three, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. N-865354 covering, to the extent defined:

Twin Lakes, Section Three (46.1496 acres) - recorded under Film Code No. 352012, Map Records of Harris County, Texas.

- D. Supplemental Declaration for Twin Lakes, Section Four, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. N-865358 covering, to the extent defined:

Twin Lakes, Section Four (16.0093 acres) - recorded under Film Code No. 353015, Map Records of Harris County, Texas.

- E. Supplemental Declaration for Twin Lakes, Section Five, recorded in the Official Public Records of Real Property of Harris County, Texas, under County Clerk's File No. P-694871 covering, to the extent defined:

Twin Lakes, Section Five (51.0021 acres*) - recorded under Film Code No. 358051, Map Records of Harris County, Texas.

EXHIBIT "B"

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID 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 Official Public Records of Real Property of Harris County, Texas

MAY -7 2012



Stan Stewart
COUNTY CLERK