

BOARD RESOLUTION
adopting
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.
CLUBHOUSE RULES

STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

I, Tyler Hager, President of Valley Ranch Homeowners Association, Inc. (the "Association"), do hereby certify that at a meeting of the Association's Board of Directors (the "Board") duly called and held on the 15th day of June, 2022, with at least a quorum of the members of the Board being present and remaining throughout, and being duly authorized to transact business, the following resolution was duly made and approved by a majority vote of the members of the Board:

Article II, Section 5, of the Declaration of the Association, provides, in pertinent part, as follows:

... the Board may adopt, amend, repeal and enforce rules and regulations, fines and levies as may be deemed necessary or desirable with respect to the implementation of this Declaration, the operation of the Association, the use and enjoyment of the Common Area and the Exclusive Common Area, and the use of any other property, facilities, or improvements owned or operated by the Association.

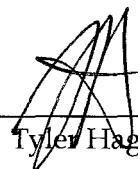
The Board believes it is in the best interest of the Association to adopt Clubhouse Rules (the "Rules").

The Board hereby adopts the attached Rules which supersede and replace all other related clubhouse rules previously filed of record.

I hereby certify that I am the duly elected, qualified and acting President of the Association and that the foregoing resolution was approved as set forth above and now appears in the books and records of the Association.


TO CERTIFY which witness my hand this the 22 day of June, 2022.

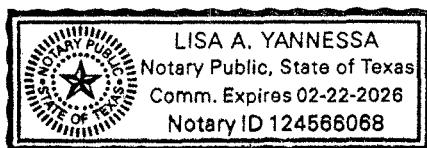
VALLEY RANCH HOMEOWNERS
ASSOCIATION, INC.

By: _____
Tyler Hager, President

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 22 day of June, 2022 personally appeared Tyler Hager, President of Valley Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein expressed.

_____
Notary Public in and for the State of Texas





Valley Ranch Homeowners Association, Inc.

c/o Associa Principal Management Group of Houston
11000 Corporate Centre Dr. Suite 150
Houston, TX 77041
(713) 329-7100
valleyranch@pmghouston.com
<http://valleyranch.sites.townsq.io/>

AS
10/22/2022

CLUBHOUSE RULES

1. Clubhouse amenity use is for Association Members (and permanent members of their households) with accounts in good standing. Admittance requires proper access and identification acceptable to the Association. Unauthorized persons will be immediately asked to vacate the premises and may be reported to the local authorities as trespassers.
2. Guests are not admitted into the Facility unless accompanied by a Member. If the Member leaves, so does the guest.
3. Parent or adult supervision of children is required at all times.
4. Anyone exhibiting signs of a communicable disease, colds, fever, infections, or other public health concern are prohibited from entering the Facility.
5. Use of this Facility is at your own risk. It is the individual's responsibility to ensure the safety of themselves and all family members, guests, household members are not injured or exposed to any communicable disease. The Association is not liable for any injury or illness caused by your use of this Facility. All persons using this Facility should take all precautions recommended by the CDC and local health agencies and use all precautions necessary to avoid injuries. Do not use this Facility if you or anyone in your household has been sick in the past two weeks. Do not use this Facility if you have a condition or circumstance that causes your safety to be compromised in such a setting.
6. Moving or removing any of the furniture is prohibited. Do not stand on any appliances, countertops, toilets, or furniture, including couches, chairs, desks, and/or tables for any reason. Members may bring their own furniture with advanced written consent from the Association provided the furniture does not present a potential safety concern to other Members and their guests.
7. Access to the Pool Facility is prohibited unless it is rented in combination with the Clubhouse Facility. Lifeguards are not on duty when the Pool Facility is closed.
8. The fenced uncovered outdoor patio area is available for use (if the Pool Facility is closed) with advanced written consent from the Association.
9. Portable tables and chairs are available for use with advanced written consent from the Association. Member is responsible for cleaning, disinfecting, and returning all portable tables and chairs to the designated storage location after use.
10. Member or guest use of a step ladder is prohibited at this Facility. Attaching décor to any painted surfaces or finished wood surfaces is prohibited.
11. Food and drinks are permitted in specified areas only. No food or drinks on sofas or at chairs on the rug. Food and drinks are permitted only at tables and in the kitchen inside the Clubhouse Facility. Food and drinks are permitted in the fenced uncovered outdoor patio area (if use of this area is authorized).
12. The Association is not responsible for any lost or stolen items.
13. Member and/or guest use of the Clubhouse gas fireplace is not permitted. Fires and open flames are prohibited at this Facility, including the use of candles.
14. No running inside the Facility. The floor may be slippery when wet.
15. No wet swimwear permitted inside the Clubhouse Facility.
16. No loud music, profane language, disruptive activity, aggressive behavior, or horseplay. The appropriate choice of music and volume are up the Association's discretion.
17. No tobacco use of any kind including chewing tobacco. No smoking cigarettes, cigars, or vaping. Illegal drug use is prohibited.
18. No glass, ceramic, or breakable containers or alcoholic beverages allowed at this Facility. All bags and coolers are subject to inspection by Association personnel.
19. No pets are permitted within the Facility. Assistance Animals and Service Animals are permitted to accompany people with disabilities within the Clubhouse Facility.
20. No outside equipment, including but not limited to cooking devices, grills, fire pits, music/sound equipment, smoke machines, electrical devices, inflatable units, bubble/snow machines, smoke bombs, and/or special lighting shall be permitted at the Facility and premises without advance consent of the Association. The Association reserves the right to prohibit outside equipment to be brought into the Facility if it is deemed to potentially create additional risk to the Facility or furnishings or necessitate additional custodial or staffing services.
21. Bikes, skateboards, scooters, rollerblades, and/or drones are not permitted within the Facility.
22. Restrooms are available in the Clubhouse foyer. Changing tables are available in the Clubhouse restrooms. Changing diapers is prohibited anywhere in the Facility other than the changing tables inside the restrooms. Flushing anything down a toilet other than toilet paper is not permitted.
23. Members and guests are responsible for cleaning up after themselves and disinfecting all areas used before and after use, including restrooms, toilets, kitchen, sinks, appliances, tables, floors, etc. Members must supply cleaning supplies, towels, dishcloths, paper towels, trash bags, brooms, and anything necessary to maintain cleanliness of the Facility. Members are prohibited from using cleaning supplies, paper towels, trash bags, etc., stored at the Clubhouse Facility for use by the Association. Remove all refuse inside and outside the Facility and dispose of it in designated trash and/or recycle bins. Do not leave any trash inside or outside the Clubhouse Facility.
24. Members may not use any appliances, materials, and supplies stored on counters or in cabinets and drawers without advanced written consent from the Association.
25. The Member and/or guest(s) cannot utilize the Facility for any commercial purpose. The Association must give explicit advanced written consent for all commercial business on Association property. Anyone engaging in unapproved commercial business shall be removed from the Facility. Members cannot profit from private events at this Facility.
26. Do not enter the CAM office area. The CAM office area and all associated equipment, computer(s), printer(s), supplies, surveillance monitor, and furnishings are restricted and off limits to Members and guests.
27. The Facility has audio and/or video surveillance. Tampering with the automatic light switches, window locks, door locks, thermostat, internet modem, WiFi router, server racks, and/or the surveillance and security system is prohibited.
28. Doors must be kept closed at all times.
29. When leaving the Facility, ceiling fans must be turned off, windows locked, and all window blinds closed. Do not alter the settings on any door locks.
30. Failure to comply with rules at any time may result in forfeiture of the full security deposit. Management and the Association's Board of Directors have the authority to eject anyone from the Clubhouse Facility for failure to comply with rules, disobeying direction from Management and/or Association personnel, or endangering the safety of himself or another person. Additional and/or repeat violations shall result in temporarily suspending the offender from the Facility until a hearing is held before the Association's Board of Directors. Repeated or egregious violations by a Member and/or guest may result in revocation of the Member's amenity privileges per the Association's governing documents. Any damages to Association property shall be billed to the Member's account, whether caused by the Member or the Member's guest.
31. Promptly report any issue(s) to Management.
32. Open carry of guns and/or weapons is not permitted. 30.05 and 30.07 signs are posted at the entrance to this Facility.
33. Maximum capacity for Clubhouse Facility: fifty (50) persons
34. **A first aid kit and BVM are located in the kitchen.**
35. **CALL 911 IN CASE OF AN EMERGENCY.**

**ELEVENTH SUPPLEMENTAL
NOTICE OF DEDICATORY INSTRUMENTS
FOR
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.**

THE STATE OF TEXAS §
 §
COUNTY OF MONTGOMERY §

The undersigned, being the authorized representative of Valley Ranch Homeowners Association, Inc., a property owners' association as defined in Section 202.001 of the Texas Property Code (the "Association"), hereby supplements the "Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." ("Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on June 6, 2008 under Clerk's File No. 2008-056313, the "First Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "First Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on October 1, 2008 under Clerk's File No. 2008-096645, "Second Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Second Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on January 11, 2013 under Clerk's File No. 2013003120, "Third Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Third Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on January 3, 2020 under Clerk's File No. 2020000564, "Fourth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Fourth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on November 12, 2020 under Clerk's File No. 2020131064, "Fifth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Fifth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on February 6, 2021 under Clerk's File No. 2021024077, "Sixth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Sixth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on June 10, 2021 under Clerk's File No. 2021080117, "Seventh Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Seventh Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on August 30, 2021 under Clerk's File No. 2021119474, "Eighth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Eighth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on November 3, 2021 under Clerk's File No. 2021153588, "Ninth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Ninth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on March 4, 2022 under Clerk's File No. 2022028241, and "Tenth Supplemental Notice of Dedicatory Instruments for Valley Ranch Homeowners Association, Inc." (the "Tenth Supplemental Notice") recorded in the Official Public Records of Real Property of Montgomery County, Texas on March 22, 2022 under Clerk's File No. 2022035591, which documents were filed for record for the purpose of complying with Section 202.006 of the Texas Property Code.

Additional Dedicatory Instruments. In addition to the Dedicatory Instruments identified in the Notice, the First Supplemental Notice, the Second Supplemental Notice, the Third Supplemental Notice, Fourth Supplemental Notice, Fifth Supplemental Notice, Sixth Supplemental Notice, Seventh Supplemental Notice, Eighth Supplemental Notice, Ninth Supplemental Notice, and Tenth Supplemental Notice, the following documents are Dedicatory Instruments governing the Association:

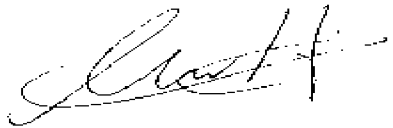
- **Board Resolution adopting Valley Ranch Homeowners Association, Inc. Park Rules.**
- **Board Resolution adopting Valley Ranch Homeowners Association, Inc. Clubhouse Rules.**

True and correct copies of such Dedicatory Instruments are attached to this Supplemental Notice.

This Supplemental Notice is being recorded in the Official Public Records of Real Property of Montgomery County, Texas for the purpose of complying with Section 202.006 of the Texas Property Code. I hereby certify that the information set forth in this Supplemental Notice is true and correct and that the copies of the Dedicatory Instruments attached to this Supplemental Notice are true and correct copies of the originals.

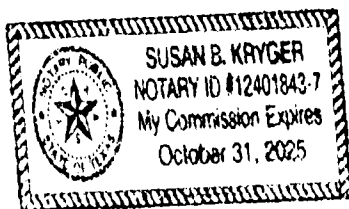
Executed on this 27th day of June, 2022.

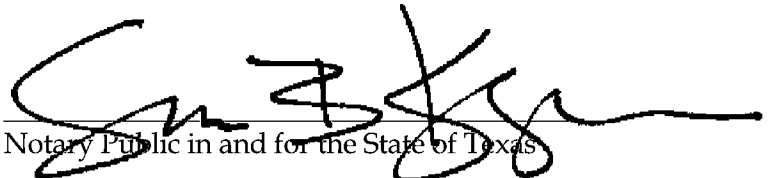
VALLEY RANCH HOMEOWNERS ASSOCIATION, INC.

By: 
Noelle Hicks, authorized representative

THE STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned notary public, on this 27th day of June, 2022 personally appeared Noelle Hicks, authorized representative of Valley Ranch Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and in the capacity therein expressed.




Notary Public in and for the State of Texas

E-FILED FOR RECORD

06/27/2022 02:11PM



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.

06/27/2022



County Clerk
Montgomery County, Texas