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County Clerk

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MEMORANDUM

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STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time
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Juli Luke
County Clerk
Denton County, TX

AFTER RECORDING, PLEASE RETURN TO:

Judd A. Austin, Jr.
Henry Oddo Austin & Fletcher, P.C.
1700 Pacific Avenue
Suite 2700
Dallas, Texas 75201

**THIRTY-FIRST SUPPLEMENTAL
CERTIFICATE AND MEMORANDUM OF RECORDING
OF DEDICATORY INSTRUMENTS FOR THE
VILLAGE AT FRISCO LAKES COMMUNITY ASSOCIATION, INC.**

STATE OF TEXAS §
 §
COUNTY OF DENTON §

The undersigned, as attorney for The Village at Frisco Lakes Community Association, Inc., for the purpose of complying with Section 202.006 of the Texas Property Code and to provide public notice of the following dedicatory instruments affecting the owners of property described on Exhibit B attached hereto, hereby states that the dedicatory instruments attached hereto are true and correct copies of the following:

- ***Frisco Lakes Community Association - Amenities Policies and Procedures [revised and approved June 23, 2016] (Exhibit "A-2").***

All persons or entities holding an interest in and to any portion of property described on Exhibit B attached hereto are subject to the foregoing dedicatory instruments.

IN WITNESS WHEREOF, The Village at Frisco Lakes Community Association, Inc. has caused this Thirty-First Supplemental Certificate and Memorandum of Recording of

Dedicatory Instruments to be filed with the office of the Denton County Clerk, and serves to supplement those certain instruments recorded in the Official Public Records of Denton County, Texas, to wit: (i) as Instrument No. 2008-59125; (ii) as Instrument No. 2008-68453; (iii) as Instrument No. 2008-98131; (iv) as Instrument No. 2009-87200; (v) as Instrument No. 2009-144207; (vi) as Instrument No. 2010-34692; (vii) as Document No. 2010-105453; (viii) as Instrument No. 2011-31824; (ix) as Instrument No. 2011-42092; (x) as Instrument No. 2011-74283; (xi) as Instrument No. 2011-80216; (xii) as Instrument No. 2011-104074; (xiii) as Instrument No. 2011-118317; (xiv) as Instrument No. 2012-629; (xv) as Instrument No. 2012-84347; (xvi) as Instrument No. 2012-90893; (xvii) as Instrument No. 2012-111734; (xviii) as Instrument No. 2012-120482; (xvix) Instrument No. 2013-125383; (xx) 2013-148073; (xxi) as Instrument No. 2014-17668; (xxii) as Instrument No. 2014-69537; (xxiii) as Instrument No. 2015-3576; (xxiv) as Instrument No. 2015-59913; (xxv) as Instrument No. 2015-83752; (xxvi) as Instrument No. 2015-124371; (xxvii) as Instrument No. 2016-9965; (xxviii) as Instrument No. 2016-102941; (xxix) as Instrument No. 2016-120622; and (xxx) as Instrument No. 2017-13686; and (xxxi) as Instrument No.. The attached dedicatory instruments shall control in the event of any conflict with any dedicatory instrument previously filed by The Village at Frisco Lakes Community Association, Inc. and may take the place of said dedicatory instruments.

THE VILLAGE AT FRISCO LAKES
COMMUNITY ASSOCIATION, INC.

By: _____
Its: Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned Notary Public, on this day personally appeared Judd A. Austin, Jr., attorney for The Village at Frisco Lakes Community Association, Inc., known to me to be the person whose name is subscribed on the foregoing instrument and acknowledged to me that he executed the same for the purposes therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND AFFIRMED SEAL OF OFFICE on this 29th day of September, 2017.



Notary Public, State of Texas

EXHIBIT A-2



Amenities Policies and Procedures

**Revised and Approved
June 23, 2016**

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1. Introduction

The Amenities Policies and Procedures were established by the Board of Directors (Board) of the Village at Frisco Lakes Community Association, Inc. (Association) under the authority described in the Association's governing documents. These Policies and Procedures are designed to ensure that the Association serves the best interest of the greatest number of Members, Occupants and guests (Facility Users). These Policies and Procedures are established to preserve the recreation facilities of the Association for the convenience and enjoyment of Facility Users and apply to and are enforced equally against all Facility Users. While all Facility Users are entitled to enjoy the amenities, they must do so while respecting the rights of others using the amenities (buildings, pools, spas, Bocce courts, Pickleball courts, and tennis courts), and should be courteous and demonstrate common sense when using these facilities.

The Association is an age-restricted community. The amenities are meant primarily for the enjoyment of Members and Occupants of the Association. Guests may be accommodated only when such accommodation does not infringe upon the convenience or rights of Members and Occupants. Further, while every effort is made to provide comfortable use of the amenities by all Facility Users, these amenities are not intended to serve the general public, and therefore will not always have similar specifications of those found in public accommodations. While the Association will attempt to accommodate Facility Users with special needs, it reserves the right to charge fees to those Facility Users for providing special accommodations. These Policies and Procedures may be amended from time to time by the Board at its sole discretion.

2. Use of Facilities and Assumption of Risk

All use of Association facilities and participation in Association programs is purely voluntary. The recreational nature of all Association activities and programs potentially involves some personal or physical risk on the part of the participant. Program participation by a Facility User is therefore interpreted as tacit acknowledgement and acceptance of the inherent risks. All Facility Users are required to sign a release/limit of liability form for amenity use. Additional forms, appropriate for trips, activities, clubs and tours must be signed prior to participation in those activities.

The Association strives to consistently maintain the amenities in the highest quality condition. However, periodic wear and tear, as well as seasonal or climatic factors, may temporarily render an area in less than optimum condition. If such conditions occur, Facility Users should immediately notify an Association staff member for assistance. Injuries, accidents or other serious incidents should be immediately reported to an Association staff member for an incident report to be completed and any needed action to be taken.

The Association is not liable for bodily injury, personal injury or inconvenience sustained during the use of the amenities and any programs presented therein. Further, the Association is not responsible for the loss of any personal belongings of any Facility User, vendor, staff member or visitor to any Association amenity.

In ensuring that Facility Users are provided with a safe and enjoyable experience while using the amenities, reasonably comprehensive Policies and Procedures and signage have been developed. Prior to participating in any Association activity or program, Facility Users are encouraged to familiarize themselves with the amenities layout and operating policies of the amenities.

3. Authority

The authority granted to the Board to promulgate these Policies and Procedures is provided in the Bylaws and further provided in the Declaration of Covenants, Conditions and Restrictions. These Policies and Procedures shall be binding upon all Facility Users. In addition, the Declaration provides the Board means to ensure compliance of these Policies and Procedures, and provides the Association the following rights for violations or abuse of these Policies and Procedures:

- a. The right of the Association to levy reasonable monetary fines.
- b. The right to suspend a Facility User's right to use any of the amenities.
- c. Members may be requested to appear before the Board to discuss an infraction of these Policies and Procedures by the Member, his guest or Occupant of his residence. Members also have the right to appear before the Board if disciplinary action is being considered.

4. General Member and Guest Rules

- a. All Facility Users are subject to the rules and registration requirements.
- b. Members are responsible for the conduct of their guests.
- c. Members must accompany their guests at all times.
- d. Facility Users are expected to abide by the governing documents and these Policies and Procedures, and to conduct themselves in a courteous and respectful manner at all times. Actions that jeopardize or otherwise interfere with the rights and privileges of others will not be tolerated.
- e. Facility Users will refrain from profane, indecent or abusive language. Facility Users will not harass or accost any Member, guest, the Association staff member or volunteer. Facility Users will not compromise the safety of others by their actions. Physical abuse directed at other Facility Users, Association staff members or volunteers will not be tolerated.
- f. Facility Users will be held responsible for any intentional damage to Association property.
- g. Facility Users shall not reprimand or discipline any Association staff member or otherwise interfere with the management of the Association. Complaints regarding any Association staff member are to be directed to the Community Association Manager.
- h. The Community Association Manager, or designated staff member(s), will inform Facility Users of any violation of these Policies and Procedures and report such actions to the Board, as appropriate. Facility Users must obey all safety rules and shall stop unsafe activity as instructed by an Association staff member.
- i. Proper dress is required at all times when using the amenities, and specific attire may be designated by the Board for specific areas and locations. Unless otherwise specified, appropriate casual attire is required in all areas. Appropriate male casual attire includes footwear, shirts and either pants or shorts. Appropriate female casual attire includes footwear, dresses, blouses/shirts, pants, skirts and/or shorts. Upper body garments must be worn in all activities, except for males using the aquatic facilities. Appropriate athletic apparel is required in all indoor and outdoor sports areas and should include proper footwear. Children's tennis shoes with roller wheels are strictly prohibited.
- j. All Frisco Lakes amenities are smoke free environments. Smoking is only permitted on the covered patio at the west end of the Village Center. Cigarette butts should only be disposed of in the designated receptacle(s) located outside of the amenity centers.

Members are prohibited from profiting financially from their membership by charging guests for use of the amenities.

- k. Pets are prohibited from entering the amenities except service animals.
- l. The Association is not responsible for lost or stolen items.
- m. Solicitation of any kind on Association property is strictly prohibited.
- n. Ice chests/coolers are allowed in the amenity centers provided they are placed on a mat to protect the flooring.

5. Hours of Operation

The Board will set hours of operation for the amenities. Special events may occur outside of normal hours of operation upon approval by the Association management staff. Normal operating hours for the amenities are posted on the community website and may be periodically changed at the Board of Directors' discretion. Exceptions may apply for holidays or special circumstances including remodeling, renovations, cleaning, hazards, or inclement weather. Normal operating hours may be adjusted based on seasonal demands or increases/decreases in usage.

6. Facility Reservation and Usage

Certain amenities can be reserved/rented for Association activities, Board sanctioned committees, approved advertisers, chartered clubs, special interest groups and Members at a cost determined by the Board. The Association staff and/or Board reserve the right to close any portion of an amenity (i.e. pools, spas, Bocce courts, Pickleball courts, tennis courts, amenity center, etc.) for special events or private functions. Use of Association facilities without prior notice and approval is prohibited. Rentals and reservations must comply with Reservation and Rental Policies and Procedures established by the Board. Copies of this document are available on the community website or at the amenity center front desks.

a. Minor Use

Children 17 years of age and under may only utilize specified areas of the amenity centers and must stay in these designated areas under the supervision of an Age Qualified Member at all times. Refer to section regarding individual amenities for specific age restrictions. The activities and events planned by the Association staff are not intended for minors, unless expressly stated.

b. Cell Phones

Cell phones should be silenced when attending any meetings or programs, during performances or at any events. When utilizing the amenities, cell phone users should respect others by leaving the area to take a call and moderating voice tone to avoid disturbing others.

c. Alcoholic Beverages

Intoxication is strictly prohibited. Alcoholic beverages may be brought into the amenity centers by individuals for community or group "BYOB" (bring your own beverage) events with the advance approval of the Association management staff. However, selling and distributing alcoholic beverages except by licensed caterers is strictly prohibited. Alcoholic beverages are permitted in the outdoor pool area, provided they are not in glass containers (i.e. wine/beer/liquor bottles and wine glasses). If a community event is being held at an amenity center or outdoor pool, alcoholic beverages may not be brought in by individuals if a licensed caterer is contracted for this service. Alcohol may be served

only to persons twenty-one (21) years of age or older. Individuals under the age of twenty-one (21) are prohibited from consuming alcohol on Frisco Lakes property. The reserving party acknowledges that the Association does not hold or maintain a liquor license, and permission to serve alcoholic beverages through a licensed caterer does not constitute a liquor license. The reserving party is solely responsible for compliance with the liquor license laws of the State of Texas.

d. Computer Check Out

Laptop computers are available for check out by Members at the Village Center front desk. The resident's membership I.D. card must be presented to check out a computer. Members must leave their Driver's License at the front desk. It will be returned when the computer is brought back in good condition to the front desk.

e. No Open Carry Policy

Pursuant to Section 30.07, Penal Code (trespass by license holder with an openly carried handgun), a person licensed under the Subchapter H Chapter 411, government code (handgun licensing law), may not enter any Frisco Lakes amenity center with a handgun that is carried openly.

7. The Amenity Centers

The amenity centers are private multi-purpose facilities for Members and their guests. The Village Center is comprised of Community Association Administrative Offices, a Fitness Center, Locker Rooms, Indoor Pool, Outdoor Pool, Aerobics Studio, Indoor Track, Indoor Spa, Outdoor Spa, Ballroom, Library, Billiards Room, Computer Room, Art & Crafts Room, Activity Room, Atrium, Tennis Courts, Bocce Courts and other recreational facilities. The Westside Village Center is comprised of a Fitness Center, Locker Rooms, Outdoor Pool, Library, Meeting Rooms, Atrium, Pickleball Courts, Bocce Courts, Washers Courts, Horseshoe Pits and other recreational facilities. The Northside Village Center is comprised of a Fitness Center, Locker Rooms, Outdoor Pool, Meeting Rooms, Pickleball Courts, Bocce Courts and other recreational facilities.

a. Community Association Administrative Offices

The Association's administrative offices are located in the Village Center.

b. Activity Room

The Activity Room provides space for a variety of activities. This room can be used by Facility Users during the Village Center's normal operating hours based on facility availability with prior approval by the Association staff. The room usage schedule is posted outside of the room.

c. Aerobics Studio

The Aerobics Studio provides space for a variety of fitness classes in the Village Center. The room usage schedule is posted outside of the room.

d. Arts & Crafts Room

The Arts & Crafts Room provides space for a variety of activities. This room can be used by Facility Users during the Village Center's normal operating hours based on facility availability with prior approval by the Association staff. The room usage schedule is posted outside of the room.

e. Atrium

The Association may provide newspapers, at its discretion, for the enjoyment of Facility Users and no portion of the newspaper should be removed from the amenity centers. Copies of the newspaper puzzles are made at no charge at the amenity center front desks. The remote controls for the televisions are available at the front desks. Please be courteous of other Facility Users watching the television and check with them before changing the channel. The volume of the television must be kept at a reasonable level.

f. Ballrooms

The Ballrooms provides space for a variety of activities. This room can be used by Facility Users during the Village Center's normal operating hours based on facility availability with prior approval by the Association staff. The room usage schedule is posted outside of the room.

g. Billiards Room

- i. The Billiards Room is a private facility for Facility Users.
- ii. The Billiards Room is available on a first-come, first-serve basis during the Village Center's normal operating hours.
- iii. Guests must be at least 12 years of age to play and must be accompanied by a Member.
- iv. Food and beverages are prohibited on the billiards tables.
- v. Sitting on billiards tables is prohibited.
- vi. When play is complete, users should brush the table top and place the balls in the tray on top of the table.
- vii. The volume of the television must be kept to a reasonable level.

h. Bocce Ball Courts

- i. The Frisco Lakes Bocce Ball Club league play shall have priority. During non-league days/times, Members may check out bocce ball equipment from the front desk. Members must leave their Driver's License at the front desk and it will be returned when the equipment is delivered back to the front desk in good condition.
- ii. Except for Frisco Lakes Bocce Ball Club league play, there are no court reservations without approval of the Association staff. Drop-in court usage will be limited to 1½ hours, including warm-up if other Facility Users are waiting.
- iii. Guests must be at least 12 years of age to play and must be accompanied by a Member at all times during court play.
- iv. Glass containers of any kind and chewing gum are strictly prohibited.
- v. No running or horseplay.
- vi. Do not enter bocce ball courts during play.
- vii. Be considerate of other players and avoid distracting other players.
- viii. Only flat surfaced, soft soled shoes are allowed on the courts. Shoes with heels are strictly prohibited.
- ix. Skates, skateboards, rollerblades, bikes and pets are prohibited on bocce ball courts.

i. Conference Room

The Conference Room can be used by Facility Users during the Village Center's normal operating hours based on facility availability with prior approval by the Association staff. The room usage schedule is posted outside of the room. Use of the Conference Room should be for Association business only.

j. Fitness Centers

The Fitness Centers are private facilities for Facility Users. Guests must be at least 18 years of age to utilize the fitness centers, and must be accompanied by a Member at all times. Members are encouraged to complete the Fitness Center enrollment and encouraged to attend a PEP (personalized exercise plan) orientation and equipment orientation prior to using fitness equipment. The orientations are designed to familiarize Members with policies and procedures, instruct on the proper use of exercise equipment, assist in developing exercise programs and introduce Members to available exercise and wellness classes. Please contact the Fitness Center to schedule your orientation appointment.

i. Attire

- Proper athletic attire is required. Shirts must be worn at all times.
- Abrasive materials (denim, zippers, buttons, rivets) can damage equipment pads and are prohibited.
- Closed toe/heel athletic shoes are required. Socks and/or sandals are not allowed.

ii. Hygiene

- Wipe down equipment after each use. Please be considerate of others who will use the same equipment.
- Remember to wash your hands with warm, sudsy water after working out.
- We recommend placing a towel on benches and seated cardio equipment during workouts.
- Be aware of personal body odor. Refrain from using colognes or perfumed lotions. Launder workout clothes frequently.

iii. Safety

- You are responsible to ensure a spotter is present during heavy and strenuous lifting.
- Report defective equipment to Fitness Center staff immediately.
- Read all instructions before operating equipment. If you are not familiar with equipment, ask Fitness Center staff for assistance.
- Check to ensure equipment seats are secured and pins are properly inserted.
- Do not jerk, bounce or slam weights. Collars are recommended when using free weights. Chalk is not allowed.
- Weights, plates and dumbbells may not be left on the floor or leaned against walls, mirrors or machines at any time. Re-rack weights after use.
- Advanced weight room workouts are at your own risk.
- Private training is not allowed unless instructed by authorized Personal Trainers.
- Residents may be accompanied by a Physical Therapist or Caregiver as a means to transition from therapy to using the equipment on their own. A

doctor's note authorizing the need for the therapist/caregiver must be provided to the Fitness Center staff prior to utilizing the Fitness Center. The therapist/caregiver must also provide a certificate of liability insurance to the Association office prior to utilizing the Fitness Center, naming the Association as an additional insured. The therapist/caregiver is a guest of the Member and must abide by the policies set forth in the Guest Usage section.

- Jackets/coats/ or bags of any kind are not permitted in the Fitness Centers workout areas. Please use the lockers provided in the locker rooms.
- Please replace portable equipment after use (i.e. medicine balls, stability balls and bands).

iv. Courtesy

- Please take all personal and business calls outside of the Fitness Center. Cell phone use is limited to 30 seconds in the Fitness Center.
- Please refrain from profanity, loud grunts, loud talking and sing-a-longs with your personal music device.
- Inappropriate behavior that adversely affects others will be handled at the discretion of Fitness Center Management.
- Food and beverages are not allowed in the Fitness Center. Water is permitted in containers with closable tops.
- When doing multiple sets, allow others to work in. Do not occupy equipment by resting on equipment in between sets.
- Adhere to 30 minute time limits on cardiovascular equipment when others are waiting. Do not hover around machines as it distracts others working out.
- Be on time for scheduled classes. Late arrival is inconsiderate to the instructor and other participants, and is unsafe as you will not be properly warmed up.

k. Hike & Bike Trails

The hike & bike trails, as well as sidewalks adjacent to the amenity centers, are for foot and bicycle traffic only. No motorized vehicles of any kind are permitted, including golf carts.

l. Horseshoe Pits

- i. During non-league days/times, Members may check out the horseshoes from the Westside Village Center front desk. Members must leave their Driver's License at the front desk and it will be returned when the equipment is delivered back to the front desk in good condition.
- ii. The horseshoe pits are available for drop-in play outside of regularly scheduled group reservations.
- iii. All players must wear proper attire and non-marking tennis shoes.
- iv. Glass containers are not permitted in the pits.
- v. Drop-in usage will be limited to 1 hour if other Facility Users are waiting.
- vi. Guests must be at least 12 years of age to utilize the horseshoe pits, and must be accompanied by a Member at all times.

- vii. When lessons are offered through the Association, registration for the lessons will be open to all Facility Users for a fee. Individuals or groups may arrange personal lessons on their own time and at their own expense.

m. Indoor Track

The outside lane of the Indoor Track is designated for running and jogging. Facility Users should obey the sign designating which direction to travel on a particular day. Guests must be at least 18 years of age to access the Indoor Track and must be accompanied by a Member at all times. The Indoor Track is available during the Village Center's normal operating hours.

n. Libraries

The libraries operate on the honor system. Please return books, movies, magazines and puzzles to the appropriate library within a reasonable amount of time. Returned books should be placed in the designated receptacles. Please contact the Chair of the "Friends of the Library" Group regarding donations before delivering them to the Village Center or Westside Village Center.

o. Locker Rooms

Locker rooms and showers are provided for Facility Users. Clothing or personal effects should not be left unattended or unsecured in these areas as safekeeping is the responsibility of the Facility User. Facility Users must supply their own lock. Lockers are available on a first-come, first-served basis and may not be used for overnight storage.

p. Meeting Rooms

The Meeting Rooms provides space for a variety of activities. These rooms can be used by Facility Users during normal operating hours based on facility availability with prior approval by the Association staff. The room usage schedule is posted outside of the room.

q. Pickleball Courts

- i. The Frisco Lakes Pickleball Group league play shall have priority. During non-league days/times, Members may check out the Pickleball equipment from the Westside Village Center front desk. Members must leave their Driver's License at the front desk and it will be returned when the equipment is delivered back to the front desk in good condition.
- ii. The Pickleball courts are available for drop-in play outside of regularly scheduled group reservations.
- iii. All players must wear proper attire and non-marking tennis shoes.
- iv. Glass containers are not permitted on the courts.
- v. Skates, skateboards, rollerblades, bikes and pets are prohibited on Pickleball courts.
- vi. Drop-in court usage will be limited to 1½ hours including warm-up if other Facility Users are waiting.
- vii. Guests must be at least 12 years of age to utilize the Pickleball courts, and must be accompanied by a Member at all times.

- viii. When lessons are offered through the Association, registration for the lessons will be open to all Facility Users for a fee. Individuals or groups may arrange personal lessons on their own time and at their own expense.

r. Pools and Spas

- i. The swimming pools and spas are private facilities for Facility Users. Use of the pools and spas is at the user's risk. Lifeguards are not provided. Facility Users are strongly encouraged not to utilize the pools and spas alone.
- ii. The Village Center indoor pool and spa are available during the Village Center's hours of operation.
- iii. The outdoor pools and spas are available with key fob access only during posted hours.
- iv. Guests must be at least 18 years of age to access the pools and spas, and must be accompanied by a Member at all times.
- v. All persons are required to shower before entering a pool or spa. In addition, if suntan lotions or other similar preparations are used, showering is required before each use of the pool or spa.
- vi. Cut-offs are prohibited in the pools and spas.
- vii. Running, jumping or diving into a pool is not allowed.
- viii. Any music/sound producing equipment (i.e. personal radios, iPods, CD players, boom boxes, etc.) is permitted in the Outdoor Pool area for special interest groups, chartered clubs and committees sanctioned by the Association between 7:00am–10:00pm provided that the group/club/committee has notified the Association staff in advance that they will be utilizing the pool area using the Request for Community Association Facility Form and are included on the weekly calendar. The volume of the music must be kept at a level that is sensitive and courteous to others in the immediate pool area and surrounding homes. The Association strongly recommends that the resident/group/club/committee which would like the volume lowered to personally make the request directly to the group/club/committee that is playing the music. If another resident/group/club/committee/staff member requests that the volume be lowered, the group/club/committee must make the adjustment immediately. Individuals are required to use earphones at all times. Music/sound producing equipment (i.e. personal radios, iPods, CD players, boom boxes, etc.) is not permitted in the Indoor Pool area. Pursuant to the Amenities Policies and Procedures, this policy may be amended by the Board at its sole discretion.
- ix. A section of the pool deck should be reserved for walking, safety and emergency purposes.
- x. Food and beverages may be consumed at the outdoor pools in areas provided with tables and chairs. No food is allowed in the indoor pool area. Only beverages in plastic bottles or cans are allowed in the indoor pool area. Food and beverages may not be consumed while in the water at any pool. Glass containers of any kind and chewing gum are strictly prohibited.
- xi. Inflatable or flotation devices (other than those listed below in this paragraph) and water toys are not permitted during crowded conditions. The Association management reserves the right to determine what is considered "crowded conditions". Arm floaties (water wings), life jackets/vests, kickboards and 'noodles' are permitted at all times. A minor's use of such flotation devices does not eliminate the need for direct supervision by an adult.

- xii. Water guns and water balloons are strictly prohibited.
- xiii. Lane ropes, ramp and stair rails are installed to assist and guide pool users. Standing, playing, or sitting on these items is prohibited.
- xiv. Lap lanes in the indoor pool are reserved for lap swimming or water walking. Stationary water exercise is not permitted in the lap lanes.
- xv. Facility Users are required to share their lane with other Facility Users when asked, if there is no open lane.
- xvi. Use of a lap lane is limited to 30 minutes if someone is waiting and the lap lanes are full. The lap lanes are defined as being full if all lap lanes are in use with 2 (or more) persons to a lane.
- xvii. The water aerobics class schedule, minor hours and pool maintenance schedule will determine the times for open lap swimming and water walking.
- xviii. During thunder and lightning storms or other inclement weather conditions, an Association staff member will close the pools and spas until inclement weather conditions pass. Facility Users must immediately exit the pools if directed to do so.
- xix. Facility Users are required to comply with all rules governing the use of the pools, and at no time should they inconvenience other Members or guests.
- xx. Any Facility User failing to abide by stated policy or safety rules as posted will be asked to leave the pool area. The judgment of Association staff members with respect to safety, decorum and sanitation will prevail.
- xxi. In the swimming pools and spa, chemicals are used to ensure a sanitary and safe water environment, and conditions are tested and documented on a regular basis. If unacceptable conditions occur, the Community Association Staff reserves the right to close the facility at any time to preserve the health and well-being of Members and guests.
- xxii. The doors in the indoor pool area leading outside are to be used for emergency exit only. Facility Users must enter and exit the Village Center through the front, west or stairwell doors.
- xxiii. Pets are not permitted in the pool areas.
- xxiv. No incontinent person shall be allowed in the pools, spa or showers.
- xxv. Children under 4 years of age and under are required to wear swim diapers even if they are potty trained. Swim diapers are available at the amenity center front desks for a fee.

s. Minor Hours

Children seventeen (17) years of age and under, including infants, can only access the pool areas during the designated hours set by the Board of Directors provided they do not disturb Facility Users. Pool use will be adjusted seasonally from the indoor pool to the outdoor pools (and vice versa) for minor's use. Children seventeen (17) years of age and under are prohibited from using the spas. Children seventeen (17) years of age and under must be supervised by a Member at all times and never left unattended. Copies of these hours are available on the community website, amenity center front desks and on the entrances to the pool areas.

t. Tennis Courts

- i. The Frisco Lakes Tennis Group league shall have priority. During non-league days/times, Members may check out the tennis ball machine from the Village Center front desk. Members must leave their Driver's License at the front desk

and it will be returned when the equipment is delivered back to the front desk in good condition

- ii. The tennis courts are available for drop-in play outside of regularly scheduled group reservations.
- iii. All players must wear proper tennis attire and non-marking tennis shoes.
- iv. Glass containers are not permitted on the courts.
- v. Skates, skateboards, rollerblades, bikes and pets are prohibited on tennis courts.
- vi. Drop-in court usage will be limited to 1½ hours including warm-up if other Facility Users are waiting.
- vii. Guests must be at least 12 years of age to utilize the tennis courts, and must be accompanied by a Member at all times.
- viii. When lessons are offered through the Association, registration for the lessons will be open to all Facility Users for a fee. Individuals or groups may arrange personal lessons on their own time and at their own expense.

u. Washer Pits

- i. During non-league days/times, Members may check out the washers from the Westside Village Center front desk. Members must leave their Driver's License at the front desk and it will be returned when the equipment is delivered back to the front desk in good condition.
- ii. The washer pits are available for drop-in play outside of regularly scheduled group reservations.
- iii. All players must wear proper attire and non-marking tennis shoes.
- iv. Glass containers are not permitted in the pits.
- v. Drop-in usage will be limited to 1 hour if other Facility Users are waiting.
- vi. Guests must be at least 12 years of age to utilize the washer pits, and must be accompanied by a Member at all times.
- vii. When lessons are offered through the Association, registration for the lessons will be open to all Facility Users for a fee. Individuals or groups may arrange personal lessons on their own time and at their own expense.

v. Equipment Use/Storage

Furniture, equipment and supplies that are the property of the Association shall not be removed from the amenity centers. While certain Association-owned items may be stored or set up in a particular room, these items can be relocated or used for other activities or events as needed. To utilize equipment and supplies that may be stored in locked cabinets or drawers, Facility Users must present their Membership Card to the front desk. In order to receive the key, the person must be designated on the storage key authorization form. Due to extremely limited storage space, storage of any kind must be approved by the Association staff.

w. Parking

Golf carts are permitted to utilize the automobile parking spaces at the amenity centers. However, golf carts should park in the designated golf cart spaces when possible. Parking in front of the dumpster enclosure is prohibited at all times. Driving or parking golf carts on sidewalks or walkways around the amenity centers is strictly prohibited.

8. Membership

Pursuant to the Declaration, each Owner of a Lot shall be a Member of the Association. A Member may invite guests to the amenity centers in accordance with the provisions of these Policies and Procedures (refer to Guest Passes/Usage section). A Member who leases his home to others **must relinquish** his rights to use the amenity centers to the Age Qualified Occupant(s) of the leased residence (refer to Lessee section).

9. Membership Cards

a. Resident Cards

Membership I.D. Cards are required to access the amenities and participate in community sponsored events and activities. Membership Cards are issued at the Village Center front desk. All Membership Cards shall include the cardholder's name and photograph. Only those possessing valid Membership Cards are entitled to use the amenities, subject to the Policies and Procedures established by the Board. Membership Cards must be presented and scanned when entering the amenity centers. Members are asked to wear their Membership Cards the entire time they are utilizing any amenities. A fee, in an amount as approved by the Board, will be charged for any replacement of lost or damaged Membership Cards.

Residents seeking to obtain a Membership Card must comply with the following:

- Submit proof of residency (i.e. Government-issued identification card, Driver's License, Title Company Document, copy of lease agreement or a combination thereof).
- Submit Age Verification Form with a copy of a government-issued photo identification card. This information will be kept confidential except as required to document compliance with the Housing for Older Persons Act (HOPA).
- Submit the signed Association approved liability waiver.
- Submit the New Homeowner Information Sheet.

No Membership Cards will be issued to anyone under the age of 19. **No more than two (2) Membership Cards shall be issued to Owners or Members of the Owner's household.** The first card shall be issued only to an Age-Qualified Member of the Owner's household. An Age Verification Form for the Age Qualified Occupant must be on file before other qualified Members can receive a Membership Card. The second card may be issued to another household Member who is a Qualified Occupant. However, if the titleholder(s) has purchased the property for an Age-Qualified family member and does not intend to reside there personally, the Age-Qualified family member and another member of his/her household may obtain Membership Cards provided that the titleholder(s) submits an affidavit naming the Age-Qualified family member who will be residing in the Lot, their relationship, attesting that there is no lease, charge or fee for the occupancy of said Lot and waiving their rights to use the amenities and privileges (i.e. fitness centers, tennis courts, Bocce courts, Pickleball courts, pools and spas).

The right to a Membership Card is based upon the residency of a Qualified Occupant, defined as:

- Any Age-Qualified Occupant as defined in the Association's CC&Rs;

- Any person 19 years of age or older occupying a Dwelling Unit with an Age-Qualified Occupant; and
- Any person 19 years of age or older who occupied a Dwelling Unit with an Age-Qualified Occupant and who continues, without interruption, to occupy the same Dwelling Unit after termination of the Age-Qualified Occupant's occupancy thereof.

In order for the Membership Card to be issued and remain valid, the Lot Owner must remain a Member in good standing of the Association. Membership Cards may be suspended or revoked for the following actions by the Owner, Lessee or a Member of their respective households:

- Use of false information to obtain a Membership Card.
- Unauthorized use of a Membership Card.
- Violation of the governing documents of the Association, including its rules and regulations and policies and procedures.
- Non-payment of assessments or other charges.

b. Additional Cards

Up to two (2) additional Membership Cards may be purchased for Qualified Occupants of the household with proof of residency for a fee of one half the annual assessment per Membership Card. Additional Membership Cards shall not be transferred between household Members, nor shall the Membership Card of an Occupant be deactivated and then reactivated in the name of a different household Member.

A prorated fee for the remainder of the calendar year is payable in full when the additional Membership Card is generated. Payment is then made on an annual basis in January of the next calendar year for the duration of the membership. Failure to pay the annual fee will result in forfeiture of membership rights and privileges for the additional Member(s).

c. Lessee Cards

Members who lease their Lots to an Age Qualified Occupant must submit written documentation notifying the Association of the desire to relinquish their Membership Card(s) for the Lots and shall assign their Member rights to a specified Lessee of the Lot. Lessee's Membership Cards are issued to those individuals leasing a residence within the Association and who have provided a copy of a valid lease agreement in addition to all other membership requirements (refer to Membership Cards section). Up to two (2) Lessee Membership Cards may be issued per household. The first Lessee Membership Card shall be issued only to the Age-Qualified Member of the household. The second Lessee Membership Cards shall be issued to the Lessee or Members of his/her household who are Qualified Occupants. Lessee Membership Cards shall be revoked at such time as the Lessee no longer resides in the Lot or upon the termination of the lease agreement.

d. Card Refunds

No refunds will be issued for Membership Cards.

e. Guest Usage

Each household is limited to a maximum of six (6) Guests per day when using the amenities. **Guests must be accompanied by a Member when utilizing the amenities**

and must remain with the Guest at all times. Guests are required to sign a waiver at the amenity center front desks before utilizing the facility. Guests must wear the temporary identification badge or wrist band provided to them at all times for easy identification by Association staff.

f. Temporary Cards

The Declarant is entitled to permit use of any Association facilities (including registration for Association sponsored events, classes and programs) to any person it approves for such use with the issuance of a Temporary Activity Card, including its guests, prospective purchasers and those “under contract” to purchase a Lot. Holders of Temporary Activity Cards are subject to Policies and Procedures established for use of the amenity centers and any Association facility.

10. Program Registration

a. Programming Fees

In addition to the fees for Common Assessments which support the general management and administration of the Association, user fees and charges may be assessed to support the cost of lifestyle programs and services such as classes, trips and special events.

b. Participation

All functions planned in the amenity centers and surrounding common areas are for Frisco Lakes residents and their adult guests. Minors are not permitted to attend functions unless the function is specifically advertised as intended for minors.

c. Registration

Members can register for various programs upon presentation of a valid Membership Card. Registration for Members begins on the first day of the prior month when the amenity centers opens for business (i.e. all April event registrations will commence on the first day of March). Members can register for programs online or at the amenity center front desks. Members can deposit money into their “registration account” and can then register by phone. All programs and events require advance registration, even if there is not a registration fee to aide in determining seating, refreshments, etc. Space or tickets cannot be reserved without payment. Payment is due at the time of registration. All payments must be made in full at the amenity center front desks. Failure to pay in full or sign a release of liability waiver (if any) will result in the Member’s inability to participate.

d. Cancellation Policy

The Association adheres to a strict “No Refund” policy for reservations cancelled after the registration/catering deadline except in instances where a program is cancelled by the Association. **Cancellations for programs can only be processed at the Village Center front desk.** Members who are unable to attend a program are required to complete the Activity Cancellation Request Form. This form is available online or at the amenity center front desks. After the catering/registration deadline, the Association must be able to fill the vacated seat in order to issue a refund. The Member will be notified if their request can be accommodated. Under no circumstances can the amount charged be more than the stated price of the ticket.

11. Lifestyle Communication

The Association communicates lifestyle opportunities in a variety of ways.

a. Community Website

The website is available to Facility Users for the sole purpose of communicating Association and Developer information. The Association maintains a community website at www.ourfriscolakes.net which features an online calendar of activities and events, community news articles, alerts, resident directory, community documents, classified ads and much more. All lifestyle programming is announced on the community website. The website is updated daily for the convenience of the Frisco Lakes Members. The Association provides the website for informational purposes only and neither endorses nor promotes any of the products or services advertised within the Community Sponsors sections of the portal. Any claims made by advertisers are strictly their own and the Association does not vouch for the quality of goods or services of any advertiser. Articles that are editorial in nature or express political views are prohibited unless approved by the Board. The email addresses in the Resident Directory on the Community Association's website are not permitted to be used for political or business reasons. However, they can be used for the purposes of the Neighborhood Watch Committee and your Neighborhood Committee, provided you have given the Community Association written authorization.

b. Bulletin Boards

Community information, community activities, club/group information and club/group activities are posted on bulletin boards in the amenity centers. All flyers must be approved and posted by the Association staff.

c. Weekly Calendar of Events

The Association offers weekly handouts detailing each day's group activities, meetings, events and programs scheduled. Copies of the Weekly Calendar are available in the foyer of the amenity centers.

d. Lifestyle Newsletter

A monthly newsletter is published and mailed directly to all Members. The *Lifestyle* newsletter contains information regarding upcoming activities, news articles, resident spotlight articles, community information, hometown happenings, advertisements and much more. The Association provides the newsletter for informational purposes only and neither endorses nor promotes any of the products or services advertised within. Any claims made by advertisers are strictly their own and the Association does not endorse or vouch for the quality of goods or services of any advertiser.

e. Smart Phone App

The Association hosts a smart phone app that is free to download for the Android, iPhone and Blackberry by searching for "Frisco Lakes Community Association".

f. Televisions Behind the Amenity Center Front Desks

Community event slides are displayed on the televisions located behind the front desks of the amenity centers.

EXHIBIT B

Those lots, blocks, tracts and parcels of real property located in the City of Frisco, Denton County, Texas more particularly described as follows:

- (i) **Frisco Lakes by Del Webb, Phase 1A**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet W, Page 911 of the Map Records of Denton County, Texas;
- (ii) **Frisco Lakes by Del Webb Village 6**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2013-246 in the Map or Plat Records of Denton County, Texas;
- (iii) **Frisco Lakes by Del Webb Village 8**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2012-274 in the Map or Plat Records of Denton County, Texas;
- (iv) **Frisco Lakes by Del Webb Village 9**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2012-114 in the Map or Plat Records of Denton County, Texas;
- (v) **Frisco Lakes by Del Webb Village 11**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2011-47 in the Map or Plat Records of Denton County, Texas;
- (vi) **Frisco Lakes by Del Webb Village 12**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2011-145 in the Map or Plat Records of Denton County, Texas;
- (vii) **Frisco Lakes by Del Webb Village 13**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2011-192 in the Map or Plat Records of Denton County, Texas;
- (viii) **Frisco Lakes by Del Webb Village 14**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-161 in the Map or Plat Records of Denton County, Texas;
- (ix) **Frisco Lakes Del by Webb Village 15**, Phase 1, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet Y, Page 128 of the Map Records of Denton County, Texas;

- (x) **Frisco Lakes by Del Webb, Village 15 Phase 2**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-58 in the Map or Plat Records of Denton County, Texas;
- (xi) **Frisco Lakes by Del Webb Village 16**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 555 of the Map Records of Denton County, Texas;
- (xii) **Frisco Lakes by Del Webb Village 17**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 557 of the Map Records of Denton County, Texas;
- (xiii) **Frisco Lakes by Del Webb Village 18**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-202 in the Map or Plat Records of Denton County, Texas;
- (xiv) **Frisco Lakes by Del Webb Village 19**, an Addition to the City of Frisco, Denton County, Texas, according to the plat thereof recorded in Cabinet Y, Page 753 of the Map Records of Denton County, Texas;
- (xv) **Frisco Lakes by Del Webb Village 20 Phase 1**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-25 in the Map or Plat Records of Denton County, Texas;
- (xvi) **Frisco Lakes by Del Webb Village 20 Phase 2**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2010-184 in the Map or Plat Records of Denton County, Texas;
- (xvii) **Frisco Lakes by Del Webb Village 21**, an Addition to the City of Frisco, Denton County, Texas, according to the plat thereof recorded in Cabinet X, Page 559 of the Map Records of Denton County, Texas;
- (xviii) **Frisco Lakes by Del Webb, Phase 1B, Village 22**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 44 of the Map Records of Denton County, Texas;
- (xix) **Frisco Lakes by Del Webb, Phase 1B, Village 23**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 64 of the Map Records of Denton County, Texas;
- (xx) **Frisco Lakes by Del Webb, Phase 1B, Village 25**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 45 of the Map Records of Denton County, Texas;

- (xxi) **Frisco Lakes by Del Webb Village 26**, an Addition to the City of Frisco according to the Plat thereof recorded as Document No. 2013-245 in the Map or Plat Records of Denton County, Texas;
- (xxii) **Frisco Lakes by Del Webb Village 27**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 179 of the Map Records of Denton County, Texas;
- (xxiii) **Frisco Lakes by Del Webb, Phase 1B, Village 28**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 68 of the Map Records of Denton County, Texas; and
- (xxiv) **Frisco Lakes by Del Webb, Phase 1B, Village 29**, an Addition to the City of Frisco, Denton County, Texas, according to the Plat thereof recorded in Cabinet X, Page 66 of the Map Records of Denton County, Texas.