



Hays County

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays Government Center
712 S. Stagecoach Trail Ste. 2008
San Marcos, Texas 78666
512-393-7330

Receipt: 23-12941

Product	Name	Extended
AFFIDAVIT Resolution	AFFIDAVIT Resolution	\$46.00
	# Pages	7
	Document #	23016370
	Document Info:	NATHAN DUARTE
Total		\$46.00
Tender (Check)		\$46.00
Payor	LA CIMA MASTER COMMUNITY INC	
Check Number	25520	

Thank You

**RESOLUTION RATIFYING AND APPROVING
LA CIMA MASTER COMMUNITY, INC.
SEASONAL POOL AMENITY RULES & QUIET POOL AMENITY RULES**

WHEREAS, La Cima Master Community, Inc. (hereinafter the "*Association*") is a property owners association established by, and governed through that certain *La Cima Master Covenant* recorded as Document No. 17044512 in the Official Public Records of Hays County, Texas (the "*Declaration*"); and the Certificate of Formation filed with the Office of the Secretary of State of Texas on February 21, 2018;

WHEREAS, the Association adopted those certain La Cima Master Homeowners Association Seasonal Pool Amenity Rules and La Cima Master Homeowners Association Quiet Pool Amenity Rules (collectively the "*Rules*") pursuant to the authority granted to the Association by Article 3.08 (a) of the Declaration;

WHEREAS, the Rules were never filed in the Official Public Records of Hays County, Texas;

WHEREAS, Section 202.006 of the Texas Property Code requires a property owners' association to "file all dedicatory instruments in the real property records of each county in which the property to which the dedicatory instruments relate is located"; and

WHEREAS, the Association desires to ratify, approve, and record the Rules in the Official Public Records of Hays County, Texas to comply with Section 202.006 of the Texas Property Code.

BE IT RESOLVED, that the Association hereby ratifies and approves the Rules attached hereto as **Exhibit A** to be recorded in the Official Public Records of Hays County, Texas.

This resolution was passed by a unanimous vote of the Board of Directors of the Association on the date set forth below.

(Signature Page Follows)

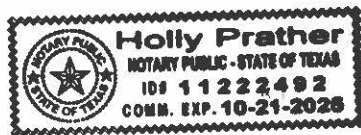
Executed this the 27 day of April 2023.

By: [Signature]
Name: Eric Willis
Title: President

STATE OF TEXAS
COUNTY OF Travis

§
§
§

This instrument was acknowledged before me on this the 27 day of April 2023, by Eric Willis, President of and for the Association, for the purposes therein expressed.



[Signature]
Notary Public, State of Texas

AFTER RECORDING, PLEASE RETURN TO:

Lisa Pair
Goodwin & Company
11950 Jollyville Road
Austin, Texas 78759

La Cima Master Homeowners Association

Seasonal Pool Amenity Rules

- **Seasonal Pool** (upper deck, in front of the building) **hours are 10am to 8pm.**
 - Homeowners are only permitted to use the Seasonal Pool when a Life Guard is on duty.
- The pool and fenced in area surrounding the pool (collectively, the **"Pool Amenity"**) may only be used by LaCima Owners, Occupants, and/or their guests (singularly, a **"Visitor"** and collectively, the **"Visitors"**).
- LaCima Residents are permitted to bring *no more* than 5 guests per household to the Pool Amenity. Additional guests (more than 5 guests per household) must be approved by the LaCima Homeowner Association Board of Directors prior to entering the pool amenity. Homeowners or an Occupant of LaCima must always accompany guests while at the LaCima Amenity Center Building or Pool Amenity.
- Visitors of LaCima are responsible for the actions of their guest/s. **All Visitors of the Pool Amenity swim at their own risk at all times.** The La Cima Master Community, Inc. ("Association") **assumes no responsibility for any loss, accidents, injury, or death suffered by any Visitor arising out of that person's presence in or use of any portion of the Pool Amenity.**
- All persons shall shower before entering the pool.
- **No food is permitted in the pool.** Eating or chewing gum is prohibited while in the pool.
- Swimming alone is strongly discouraged.
- All Visitors of the LaCima Pool Amenity are responsible for keeping the Pool Amenity clean and tidy. All Visitors shall be liable to repay the Association any reasonable costs or expenses incurred by the Association arising out of any loss, damage, or unreasonable cleanup costs caused by the Visitor, Owner, or Occupant of La Cima.
- All Visitors are prohibited from using the Pool Amenity during periods of inclement weather, lightning, or contamination.
- Persons with limited swimming abilities must be accompanied by responsible, experienced swimmers at all times.
- Only service or emotional support animals are allowed within the fenced pool area, and only as long as they are always under the control of their handler. Service or Emotional Support animals must be on a leash at all times.
- The following activities are **PROHIBITED** under any circumstances within any portion of the Pool Amenity:
 - Pushing
 - Dunking
 - Running
 - Rough housing
 - Making loud disruptive noises
 - Throwing of objects
 - All tag games (except those safely played in the water, e.g. Marco Polo)
- Diving is not permitted at any time at the LaCima Amenity Pools
- Visitors of the Pool Amenity are solely responsible for their personal items. **The Association assumes no responsibility for any items that are lost, damaged, or stolen.**
- The jumping or climbing of fences or gates within or surrounding the Pool Amenity is prohibited. Any Visitor that violate this rule are subject to enforcement under the La Cima Documents, and/or may lose visitation privileges, and/or be subject to criminal prosecution.
- Only lounge chairs are allowed within the Pool Amenity. Bicycles, motorbikes, scooters, skates, skateboards, or the like are prohibited within the Pool Amenity.

- Proper swimming attire is always required.
- Safety equipment shall be used only in case of emergency.
- Cabanas are first come first serve.
- No glassware or breakable containers are permitted within the Pool Amenity.
- No smoking, including e-cigarettes, or vaping allowed within the Pool Amenity.
- Personal electronic devices may not be audible to others.
- Spitting, blowing the nose or discharging bodily wastes in or around the Pool Amenity is strictly prohibited.
- Visitors may not use the pool if they are sick or ill, have open sores or cuts, or other communicable issues.
- Any person who is incontinent or not fully toilet trained must wear appropriate waterproof clothing when entering the pool. Ordinary diapers are prohibited from use in the pool.
- Changing diapers within six (6) feet of the pool is prohibited.
- Illegal drugs or firearms are prohibited.
- Fireworks are prohibited.
- All Visitors must keep the gates to the Pool Amenity closed. If any gates are not working properly, please let the property manager know via TownSq as soon as possible.
- Please let the property manager know via TownSq if other Visitors are not following these rules.
- If these rules are not followed, Visitors are subject to enforcement under the La Cima Documents and/or may lose visitation privileges.

Be safe, enjoy yourself and have fun!

Cross-reference to La Cima Master Covenant, recorded under Document No. 17044512, Official Public Records of Hays County, Texas, as amended from time to time ("**Covenant**"). Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the LaCima Master Covenant.

For immediate assistance call: (512) 502-7500

In the case of emergency dial: 911

La Cima Master Homeowners Association

Quiet Pool Amenity Rules

- **Quiet Pool** (lower deck, behind the building) **hours 5am to 10pm**.
- **The Quiet Pool** is a designated Lap Pool. Only Experienced Swimmers are permitted in the Lap Pool area.
- The pool and fenced in area surrounding the pool (collectively, the "**Pool Amenity**") may only be used by LaCima Owners, Occupants, and/or their guests (singularly, a "**Visitor**" and collectively, the "**Visitors**").
- Excessive noise is not permitted at any time in the Quiet Pool area (collectively, the "**Lap Pool Amenity**" area).
- LaCima Residents are permitted to bring *no more* than 5 guests per household to the Pool Amenity. Additional guests (more than 5 guests per household) must be approved by the LaCima Homeowner Association Board of Directors prior to entering the pool amenity. Homeowners or an Occupant of LaCima must always accompany guests while at the LaCima Amenity Center Building or Pool Amenity.
- Homeowners or an Occupant of LaCima is responsible for the actions of their guest/s. **Visitors of the Pool Amenity swim at their own risk at all times.** The La Cima Master Community, Inc. ("Association") **assumes no responsibility for any loss, accidents, injury, or death suffered by any Visitor arising out of that person's presence in or use of any portion of the Pool Amenity.**
- All persons shall shower before entering the pool.
- **No food is permitted in the pool.** Eating or chewing gum is prohibited while in the pool.
- Swimming alone is strongly discouraged.
- All Visitors of LaCima are responsible for keeping the Pool Amenity clean and tidy. A Visitor shall be liable to repay the Association any reasonable costs or expenses incurred by the Association arising out of any loss, damage, or unreasonable cleanup costs caused by the Visitor, Owner, or Occupant of La Cima.
- Visitors are prohibited from using the Pool Amenity during periods of inclement weather, lightning, or contamination.
- Only service or emotional support animals are allowed within the fenced pool area and only so long as they are always under the control of their handler. Service or emotional support animals must be on a leash at all times.
- The following activities are **PROHIBITED** under any circumstances within any portion of the Pool Amenity:
 - Pushing
 - Dunking
 - Running
 - Rough housing
 - Making loud disruptive noises
 - Throwing of objects
 - All tag games (except those safely played in the water, e.g. Marco Polo)
- Diving is not permitted at any time at the LaCima Amenity Pools
- Visitors of the Pool Amenity are solely responsible for their personal items. **The Association assumes no responsibility for any items that are lost, damaged, or stolen.**
- The jumping or climbing of fences or gates within or surrounding the Pool Amenity is prohibited. Visitors that violate this rule are subject to enforcement under the La Cima Documents and/or may lose visitation privileges and/or be subject to criminal prosecution.

- Only lounge chairs are allowed within the Pool Amenity. Bicycles, motorbikes, scooters, skates, skateboards, or the like are prohibited within the Pool Amenity.
- Proper swimming attire is always required.
- Safety equipment shall be used only in case of emergency.
- Cabanas are first come first serve.
- No glassware or breakable containers are permitted within the Pool Amenity.
- No smoking, including e-cigarettes, or vaping allowed within the Pool Amenity.
- Personal electronic devices may not be audible to others.
- Spitting, blowing the nose or discharging bodily wastes in or around the Pool Amenity is strictly prohibited.
- Visitors may not use the pool if they are sick or ill, have open sores or cuts, or other communicable issues.
- Illegal drugs or firearms are prohibited.
- Fireworks are prohibited.
- All Visitors must keep the gates to the Pool Amenity closed. If any gates are not working properly, please let the property manager know via TownSq as soon as possible.
- Please let the property manager know (via TownSq or alike) if other Visitors are not following these rules.
- If these rules are not followed, Visitors are subject to enforcement under the La Cima Documents and/or may lose visitation privileges.

Be safe, enjoy yourself and have fun!

Cross-reference to La Cima Master Covenant, recorded under Document No. 17044512, Official Public Records of Hays County, Texas, as amended from time to time ("**Covenant**"). Any capitalized terms used and not otherwise defined herein shall have the meanings set forth in the LaCima Master Covenant.

For immediate assistance call: (512) 502-7500
In the case of emergency dial: 911

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the
date and the time stamped hereon by me and was duly
RECORDED in the Records of Hays County, Texas.

23016370 RESOLUTION

05/09/2023 02:54:21 PM Total Fees: \$46.00

 Elaine H. Cardenas

Elaine H. Cardenas, MBA, PhD, County Clerk
Hays County, Texas