

**Mission Manor Homeowners Association, Inc.**

Mission, Texas

**Common Area Rules and Regulations**

Revised May 2023

*The Common Area, also called the Amenities Area is defined as any and all property owned or otherwise controlled by the Mission Manor Homeowners Association, Inc. (including but not limited to the swimming pool, hot tub, bath house, sitting areas, pond)*

1.....No Lifeguard on duty. All persons using the swimming pool or hot tub do so at their own risk.

2.....All persons using any and all common areas owned, operated and/or supervised by the Mission Manor Homeowners Association, Inc. (including but not limited to the pool, hot tub/spa, bath house, sitting areas, pond) do so at their own risk.

3.....Hours of use of the Common Area:

Summer (April through October) 7:00 AM to 11:00 PM

Winter (November through March) 7:00 AM to 10:00 PM

*The Common Area, or any portion thereof (ie, swimming pool and/or hot tub) may be closed for inclement weather or for periodic repairs or general maintenance without prior notice to the membership.*

4.....Pool is available for use by minors ONLY during the following periods of time:

Summer: 9:00 AM to 12:00 PM noon and 5:00 PM to 8:00 PM

Winter: 10:00 AM to 12:00 PM noon and 4:00 PM to 6:00 PM

*A minor is defined as any unmarried person under 18 years of age by Texas Statutes 101.003*

5.....persons under the age of 8 years are not allowed in the hot tub/spa at any time.

6.....A maximum of 6 guests per home who are accompanied by an adult resident of record for that home are allowed in the Common Area at any one time. “Adult resident of record” shall mean a person over 18 years of age (owner or renter) whose name appears on the latest Mission Manor Homeowners Association, Inc. resident census sheet.

7....Owners and/or residents of non-affiliated properties located in Mission Manor Phase I may use the Common Areas only when accompanied by a resident (see Item 6 above) and are subject to all other rules governing guests using the Common Area.

8....Floats (less than 2 feet x 5 feet), tubes (less than 3 feet in diameter) and balls (no larger than the size of a standard basketball) are allowed in the swimming pool only when 4 or less persons are in the water. Noodles and exercise equipment specifically designed for swimming pool use are allowed at any time. No toys, regardless of size, will be allowed in the swimming pool.

9....No glass containers of any kind are allowed within the Common Area.

10....All foreign matter, including but not limited to beverage containers, coolers, chewing gum, food, detergents and soaps, jewelry, metal and/or plastic hair restraints, must be kept at least 18 inches away from and out of the water of the swimming pool and hot tub/spa.

11....All persons using the swimming pool or hot tub/spa are required to shower prior to entering the water. The use of soap/shampoo in the shower to help remove suntan lotions and other oils is encouraged, Showering using soap/shampoo after leaving the swimming pool or hot tub/spa is allowed.

12....Each member using the Common Area is responsible to clean up any and all trash generated by their visit. Trash may be disposed of using the trash container located on the common area or by taking the trash to their home container.

13....Cutting or trimming of any landscaping requires prior permission of the Board of Directors or a person who has been designated by the Board to oversee the Common Area.

14....The temperature of the swimming pool will be maintained in an approximate range of 84-86 degrees Farenheit whenever possible. The temperature of the hot tub/spa will be maintained in an approximate range of 89 to 98 degrees Farenheit whenever possible. Weather conditions may result in temperatures higher or lower than these goals.

15....Mission Manor Homeowners Association, Inc. recommends that anyone planning to use the hot tub/spa consult with a physician prior to use. Persons using the hot tub/spa do so at their own risk.

16....Loud noise is prohibited in the Common Area. The playing of music or talk by any device in the common area is not allowed. The use of earbuds which allow only the user to hear is encouraged. Special activities such as water exercise classes and special

events (such as a 4<sup>th</sup> of July Party) may request special permission from the Board of Directors to have music.

17.....All persons using the bath house are required to damp dry prior to entering.

18.....Bathing suits must be worn in either the swimming pool or hot tub/spa. No cut offs of any kind nor clothing with unfinished (non-hemmed) areas are allowed.

19.....No pets are allowed within the fenced portion of the Common Area.

20.....No bicycles are allowed within the fenced portion of the Common Area. Scooters and trikes used by handicapped persons are allowed but must be parked in a manner so as not to interfere with the ability of others to make use of the amenities.

21.....All personal property, including but not limited to lawn chairs, pool floats and devices, must be removed daily from the Common Area at the conclusion of the member's visit.

22.....No smoking is allowed in the Common Area.

23.....No alcoholic beverages are allowed in the Common Area.

24.....No wading, swimming or fishing allowed in the pond.

25.....Each member using the Common Area is responsible for their safety and that of their guests.

26.....No one should use the facilities when alone. Everyone is encouraged to use the "Buddy System" when using the Common Area, particularly when using the swimming pool and hot tub/spa. It is recommended that everyone bring a companion for your own safety.

27.....Any damage done by a member or member's guest is the responsibility of that member. Damage will be repaired by the Mission Manor Homeowner's Association, Inc. and all related expenses will be reimbursed in full by the member responsible.

28.....The Common Area, nor any portion thereof, may not be rented out for private gatherings of any kind. No gathering that restricts membership access to the Common Area will be allowed. Gatherings that are of general benefit to the membership will be allowed at the discretion of the Board of Directors.

29.....Violations of these Common Area Rules and Regulations will be reported to the

Board of Directors which, acting in accordance with applicable Texas law and Mission Manor Homeowner's Association, Inc. covenants will determine penalties to be assessed.

30....These rules were revised and adopted at the January 2023 meeting of the Board of Directors an further revised and adopted at the meeting of May 2023.  
They are subject to Board review and revision at any time.

Adopted by the Board of Directors May 22, 2023.

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J. Elaine Botelho  
Secretary of the Corporation

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