RP-2025-290735
07/25/2025 ER $33.00

CERTIFICATE OF ADOPTION

OF

POOL POLICY

OF

CANYON GATE AT NORTHPOINTE OWNERS ASSOCIATION, INC.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

WHEREAS, Canyon Gate at Northpointe Owners Association, Inc. (the "Association"), a Texas non-profit corporation, is charged with enforcing the covenants, conditions, and restrictions provided in their governing documents for the benefit of Canyon Gate at Northpointe ("Subdivision") and its members, as provided in the Declaration of Covenants, Conditions and Restrictions for Canyon Gate at Northpointe and its amendments for the various sections of the Subdivision (hereinafter collectively referred to as "Declaration") and the Amended and Restated By-Laws ("By-Laws") and its amendments, recorded under File No. RP-012-72-1689 in the Harris County Real Property Records;

WHEREAS, Article V, Section 5.3 of the By-Laws authorizes the board of directors ("Board") to adopt rules and regulations concerning the use of the Common Area;

WHEREAS, Section 204.010(a)(6) of the Texas Property Code authorizes the Association, through the Board, to regulate the use of the Subdivision;

WHEREAS, the Board deems it appropriate to update its pool rules;

WHEREAS, Article V, Section 5.11 of the By-Laws of the Association provides that at all meetings of the Board, a majority of Directors shall constitute a quorum for the transaction of business, and the act of the majority of Directors present at a meeting at which a quorum is present shall be the act of the Board;

WHEREAS, the Board held a meeting on July 17, 2025 (the AAdoption Meeting@), at which at least a majority of the Directors were present and at which at least a majority of the Directors present duly passed this Pool Policy;

NOW, THEREFORE, to give notice of the matters set forth herein, the undersigned, being the President of the Association, does hereby certify that at the Adoption Meeting, at least a majority of the Directors were present, and that at least a majority of the Directors present duly adopted the Pool Policy and is effective upon recordation of this document in the real property

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records of Harris County, Texas, and supersedes and replaces any prior adopted pool policy. The Pool Policy is as follows:

1. Owners and registered residents in good standing may only access the pool area with an active pool card during designated swimming hours.
2. Swimming is only allowed when lifeguards are on duty.
3. No running or roughhousing allowed in the pool area.
4. No glass containers, alcoholic beverages, smoking, or vaping allowed in the pool area.
5. No diving, flipping, or jumping backwards into the pool.
6. Hard balls, footballs, frisbees, or other items **not** made for pool activities are prohibited in the pool area. Diving sticks, soft exterior balls, and items made for pool activities are permitted.
7. Skates, skateboards, hoverboards, bicycles, or similar devices are prohibited in the pool area.
8. No **loud** music or offensive foul language is allowed in the pool area.
9. Flying drones above, near, or around the pool area is prohibited.
10. Pets are not permitted in the pool area except for registered service animals; however, such service animals are not allowed in the water.
11. Proper swimming attire is required. Anyone entering the pool must be in a swimsuit. Cutoffs in the pool are prohibited. Tops and t-shirts made for pool use are permitted.
12. Individuals with bandages, sores, or open wounds are not allowed in the pool.
13. No inappropriate or unreasonable behavior at the pool is allowed, including no inappropriate physical touching of others.
14. Only small pool flotation devices and small items made for pool activities are allowed in the pool, within the discretion of the Lifeguard or Site Manager. Pool noodles and small items made for pool activities are permitted.
15. Children using flotation devices must always remain within arm's reach of an adult, whether in the baby pool or the main pool.
16. Lifeguards are not responsible for supervising the baby pool or any non-swimming child.
17. Children in diapers must wear disposable swim diapers.
18. The baby pool is open to children 5 years or younger with a parent or guardian supervision.
19. Adult members (homeowners or Registered Residents) must sign in and always be responsible for their guests. No homeowner's address may have more than four (4) guests at the pool.
20. Cocoa butter, baby oil, and other suntan oils cause filter damage and are prohibited in the pool.
21. All children under 14 must be accompanied by an adult at least 18 years of age.
22. No swimming after designated swimming hours.
23. Should weather, water conditions, or other health and safety concerns arise, the lifeguards, manager and/or board members have the authority to close the pool until further notice.
24. No handguns or other weapons allowed on premises.
25. The lifeguards and/or manager have the authority to ask an owner, resident, or guest to leave the pool area if they violate policies or rules.

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26. The Association, through the Board of Directors, has the right to suspend the use of the recreational facilities by an owner/resident for a period not to exceed sixty (60) days for each infraction of its rules and regulations.
27. Guests violating these rules may be permanently banned from the premises and/or amenities.
28. The enforcement or implementation of these rules shall not be interpreted as a waiver of the Association's other rules or regulations.
29. The lifeguards and/or the Board of Directors have the final authority on interpreting the intent and implementation of the rules as the case may be or dictate.
30. The Association, through the Board of Directors, is responsible for setting the pool's hours of operation.

EXECUTED on the date of the acknowledgment set forth herein below, to be effective upon recordation in the Official Public Records of Harris County, Texas.

CANYON GATE AT NORTHPOINTE OWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: L Buck
Liz Buck, President

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

This instrument was acknowledged before me on July 23, 2025, by Liz Buck, President of Canyon Gate at Northpointe Owners Association, Inc., a Texas non-profit corporation, on behalf of said entity.

Gloria Lee
Notary Public, State of Texas

Gloria Lee
My Commission Expires
10/16/2028
Notary ID 124287716

WHEN RECORDED, RETURN TO:
Nina Tran-Moraw
Hoover Slovacek LLP
Galleria Tower II
5051 Westheimer Rd., Suite 1200
Houston, Texas 77056

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Pages 4

07/25/2025 10:50 AM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

TENESHIA HUDSPETH

COUNTY CLERK

Fees $33.00

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RECORDERS MEMORANDUM
This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

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.

COUNTY CLERK
HARRIS COUNTY, TEXAS