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**CANYON GATE AT NORTHPOINTE OWNERS ASSOCIATION, INC.  
RESOLUTION  
COMMUNITY FITNESS ROOM RULES**

We, the undersigned, being all of the members of the Board of Directors (the "Board") of Canyon Gate at Northpointe Owners Association, Inc., a Texas non-profit corporation (the "Association") organized under the Texas Non-Profit Corporations Act, as presently constituted, do by this writing consent to the following actions and adopt the following resolution:

WHEREAS, Article V, Section 5.2 of the Amended and Restated Bylaws of the Association (the "Bylaws") provides:

The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and for the operation and maintenance of the Subdivision. The Board may do all such acts and things that are not by these By-Laws or by the Declaration directed to be exercised and done by the Owners;

WHEREAS, Article V, Section 5.3 (a, b) of the Bylaws provides that the Board of the Association have the power to:

To administer and enforce the covenants, and conditions, restrictions, uses, limitations, obligations and all other provisions set forth in the Declarations.

To establish, make and enforce compliance with rules necessary for the orderly operation, use and occupancy of the Subdivision.

THEREFORE, BE IT RESOLVED, the Board of Directors of the Association does hereby adopt the following Fitness Room Rules to wit:

**RESOLUTION PURPOSE**

To provide owners the enjoyment of the Common Areas of the neighborhood. To keep in good order those Common Areas of the neighborhood.

**RESOLUTION SPECIFICS**

*Canyon Gate at Northpointe Owners Association, Inc. Fitness Room Rules*

1. Residents may only access the fitness room with an active access card during designated hours.
2. Residents without an active access card will not be permitted entry.
3. Only residents in good standing are permitted access to the fitness room.
4. No one under the age of 18 allowed in fitness room.
5. Only closed plastic beverage containers are permitted in the fitness room.
6. No glass containers, alcoholic beverages or smoking allowed in fitness room.
7. Rubber soled athletic shoes must be worn at all times.
8. No Pets permitted.
9. Proper attire required-shirts must be worn at all times.
10. Food is not permitted.
11. All weights should be returned to proper racks.
12. Limit workout to 30 minutes each machine when others are waiting.
13. USE EXERCISE EQUIPMENT AT YOUR OWN RISK.

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- 14. Members who have guests are responsible for them at all times, no more than 4 guests will be allowed per family.
- 15. Warning-video surveillance in use at all times
- 16. Should circumstances dictate, management and/or the Board of Directors shall have the full authority to close the fitness room.
- 17. Management and/or the Board of Directors have the full authority to ask an Owner, Resident or Guest to leave the fitness room upon violation of these rules. Non-compliance with exiting by an Owner, Resident or Guest shall constitute contacting Law Enforcement for assistance.
- 18. The Association shall at its sole discretion, set the hours of operation.
- 19. The Association 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.
- 20. Guests violating these rules may be banned from the premises and/or amenities permanently.
- 21. Any adjustment to these rules by the Board shall not be construed as a waiver to these rules and/or the Association's Dedicatory Instruments.

This Policy is effective upon recordation in the Public Records of Harris County, and supersedes any policy regarding fitness room usage rules, which may have previously been in effect. Except as affected by this Resolution, all other provisions contained in the Declarations or any other dedicatory instruments of the Association shall remain in full force and effect.

Approved and adopted by the Board on this 9<sup>th</sup> day of November, 2011.



Mike Pitzer  
President

Canyon Gate at Northpointe Owners Association, Inc.

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STATE OF TEXAS                   §  
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COUNTY OF HARRIS           §

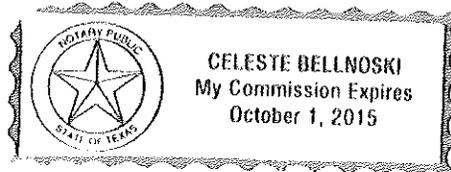
Before me, the undersigned authority, on this day personally appeared Mike Pitzer, President of Canyon Gate at Northpointe Owners Association, Inc., a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she had executed the same as the act of said corporation for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 9<sup>th</sup> day of November, 2011.



Notary Public, State of Texas

AFTER RECORDING RETURN TO:  
SEARS & BENNETT, L.L.P. 9700 RICHMOND AVENUE, SUITE 222  
HOUSTON, TEXAS 77042 TELEPHONE: (713) 782-1788 WWW.SEARSEFIRM.COM



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11/18/2011 09:03:55 AM  
e-Filed & e-Recorded in the  
Official Public Records of  
HARRIS COUNTY  
STAN STANART  
COUNTY CLERK  
Fees 20.00

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.



*Stan Stanart*

COUNTY CLERK  
HARRIS COUNTY, TEXAS