

Rose Pietsch

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ROSE PIETSCH, County Clerk
Bastrop, Texas
RESTRICTION 201509741




AFTER RECORDING RETURN TO:

Robert D. Burton, Esq.
WINSTEAD PC
401 Congress Ave., Suite 2100
Austin, Texas 78701
Email: rburton@winstead.com

THE COLONY
SUPPLEMENT TO COMMUNITY MANUAL

The undersigned hereby certifies that he/she is the duly appointed, qualified and acting Secretary of The Colony Homeowners Association, Inc., a Texas non-profit corporation (the "Association"), and that this is a true and correct copy of the current Supplement to Community Manual, attached as Exhibit "A", adopted by the Board of Directors of the Association.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 29th day of July, 2015.


Brad Stein Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

This instrument was acknowledged before me this 29th day of July, 2015, by Brad Stein, Secretary of The Colony Homeowners Association, Inc., a Texas nonprofit corporation, on behalf of said corporation.




Notary Public Signature

Cross-reference to (i) Amended Declaration of Covenants, Conditions and Restrictions for The Colony, recorded under Document No. 200005647 of the Official Records of Bastrop County, Texas and (ii) The Colony Community Manual, recorded under Document No. 201114952, Official Public Records of Bastrop County, Texas (the "Community Manual"). In the event of a conflict between the terms and provisions of the Restrictions (defined below) or any policies adopted by the Board prior to the effective date of this instrument, the terms and provisions of this instrument shall control.

EXHIBIT "A"

THE COLONY
SUPPLEMENT TO COMMUNITY MANUAL
TABLE OF CONTENTS

- 1. POOL RULES**
***Amends and Restates Attachment 3 in its entirety**

ATTACHMENT 3

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The Colony Pool Rules

Open Sunday -Thursday 6am – 10pm
Fri. & Sat. 6am- 11pm

1. The pool facility is available only to The Colony residents and their guests (see guest policy below).
2. Children under the age of 14 must be accompanied and supervised by an adult at all times. Parents or guardians are responsible for the welfare of their children.
3. There are no lifeguards at The Colony pool. **USE OF THE FACILITY IS AT YOUR OWN RISK.** The Colony HOA, Forestar Group, and Goodwin Management, or any Association Representative will at no time be responsible for any accidents or injury.
4. **NO DIVING ALLOWED!** Somersaults, back dives, or similar type entries from the edge of the pool are strictly prohibited.
5. Running, jumping or any movement other than ordinary walking inside the pool facility is strictly prohibited.
6. Appropriate swim attire must be worn at all times when using the pool facility. Street clothes are not allowed in the pool, and swim diapers are required for children who are not potty trained.
7. No glass containers of any kind are permitted.
8. Alcoholic beverages and/or the use of controlled substances are not permitted.
9. No food is permitted except at the picnic tables.
10. No tobacco products of any kind are permitted.
11. Oversized inflatable or flotation devices are not permitted in the pool.
12. No pets, bicycles, skateboards, roller blades, skates or scooters are allowed within the pool facility.
13. Radios shall be operated only with headphones.
14. No person with skin abrasions, open sores, skin disease, eye disease, nasal or ear discharge, illness or communicable disease may use the pool.
15. Any conduct deemed to be dangerous or unwarranted by the Property Manager or other Association Representatives is grounds for a word of caution, reprimand, or suspension from the pool premises.

16. The Property Manager or other Association Representatives may limit access to the Pool from time to time due to occupancy limits, weather, the condition of the pool, or maintenance. In the event of inclement weather, swimmers are to clear the pool during the storm for at least thirty (30) minutes after lightning and/or thunder has ceased.
17. Toys and balls of any type may only be allowed at the Property Manager's or other Association Representative's discretion.
18. Each resident is responsible for cleaning up all trash and other debris.
19. The Colony HOA and Association Representatives are not responsible for lost, damaged or stolen articles. Items found should be turned in to the Property Manager and will be placed in the Community Lost and Found.
20. Any resident or guest who fails to abide by the rules will be asked to leave the area. Violation of rules by residents and/or their guests may result in termination of the residents' use.
21. At the discretion of the Property Manager and as approved by the Board of Directors of the Association, certain periods may be set aside for specialized activities such as adult swimming, and Association events.
22. Should you have any concerns about the conduct of the other residents or guests, please contact property management at (512) 581-0099.

GUEST POLICY

Guests are welcome when the following policies are observed:

1. Residents are responsible for their guest(s) and must accompany them.
2. Guests must abide by all pool rules.
3. Number of guests should be limited (typically no more than 2-4 guests) in order to allow full use of the facilities by all residents.

EMERGENCY 911 PHONE

**IN CASE OF EMERGENCY CALL 911
AN EMERGENCY 911 TELEPHONE IS LOCATED JUST OUTSIDE THE ACCESS
GATE**