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AMENDED AND RESTATED

CLUBHOUSE RULES & REGULATIONS

OF

**HERITAGE GRAND HOMEOWNERS ASSOCIATION,
INC.**

A TEXAS NON-PROFIT CORPORATION

***TO BE EFFECTIVE UPON RECORDING IN
FORT BEND COUNTY, TEXAS***

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HERITAGE GRAND HOMEOWNERS ASSOCIATION, INC. CLUBHOUSE RULES AND REGULATIONS

Article 1. Overview

The Heritage Grand Clubhouse is part of the common property owned by the Heritage Grand Homeowner's Association ("HOA") and is intended primarily for residents' use and enjoyment. The Board of Directors of the Heritage Grand Homeowners Association, Inc. ("Board") has established these Rules and Regulations in accordance with the authority granted by Article VI, Section 11 of the Declaration of Covenants, Conditions and Restrictions ("Declaration") and Section 204.010 (6) of the Texas Property Code.

Article 2. Clubhouse Rules and Regulations

Section 1. Homeowners/Residents

1. All residents are required to have a picture ID badge.
2. All are expected to treat one another with courtesy and respect.
3. All persons using the Clubhouse facility must comply with any instructions or directions received from the Staff; however, if a resident believes instructions are excessive/invalid, (s)he should comply anyway and later voice complaints directly to the Board.
4. The attendance capacity of the various clubhouse spaces is set by fire code.
5. The HOA is not responsible for lost, stolen, or damaged personal items, either left unattended or in lockers.
6. Staff personnel are not authorized to hold or watch personal items while persons are using the facilities.
7. In order to promote the proper atmosphere proper attire is required at all times while inside the Clubhouse--footwear and shirts are required.
8. Special attire for certain events might be specified

Section 2. Lessees

1. Once leaseholders provide a valid Lease Agreement to the Staff and are processed in, they have common facilities usage rights identical to all other residents.
2. Owners are required to provide their Lessees with the Primary Resident Access Materials that were issued with the home.
3. Replacement Access Materials can be issued for a fee.
4. The Lessee has usage of the amenities as long as (s)he is living there. During that time the homeowner does not have usage of the amenities.

Section 3. Guests and Children

1. Guests Accompanied by Resident

- All residents (unless physically unable) are required to accompany their guests using the clubhouse, clubhouse amenities, and attending any clubhouse function or activity. Included in the clubhouse amenities are the pool area, pickleball, shuffleboard, basketball, putting green, exercise room, and the billiard room.
- Before using any of these areas, guests must check in at the front desk to receive a Guest Pass. If using an age-restricted area (see this Section's item 3 below), a Staff-

acceptable age-identifying form of identification must be presented for each guest who will use the age-restricted area.

2. Guests Unaccompanied by Resident

- When a resident of the community is **unable to accompany their guests** while using the clubhouse amenities, the resident must notify the staff that there will be guests using the clubhouse facilities with their badge.
- The guest must check in at the front desk with the resident's ID badge and proper identification to receive a guest pass.
- The guest information will be documented, and all guests are expected to sign in and out in the logbook.
- There will be a \$5.00 fee charged to a resident for all guest badges that are not returned.

3. Children Under the Age of 19

- Children (persons under the age of 19) are not allowed to use the pool tables, dart boards, weight room, computer room, or any other facility within the clubhouse (even if accompanied by a resident).
- Children, accompanied by a resident, are allowed to use the swimming pool only during posted children's hours.
- Children, accompanied by a resident, may use the mini-golf course, basketball court and other outside facilities.
- Children are permitted to attend indoor clubhouse functions only when the event is specifically defined "for children" or approved rental functions that have permission to include children.

Section 4. Pets

Pets (with the exception of certified service animals) are not permitted in the Clubhouse, in the pool area or on the pool deck.

Section 5. Posters and Signs

No signs of any sort may be posted upon the community facilities in the Clubhouse area or in other parts of the community, nor may any advertising leaflets, papers, or written material be distributed within the community facilities without the specific approval of the Staff.

Section 6. No Smoking Facility

1. The Clubhouse and all its associated facilities, with the exception of one Designated Smoking Area, are designated as tobacco-free areas, and no tobacco products (including but not limited to tobacco for smoking, chewing or dipping) are allowed.
2. The Designated Smoking Area is the gazebo located east of the pool facility.

Section 7. Open Carry of Firearms

1. Pursuant to Section 30.07, Penal Code, a person licensed under Subchapter H, Chapter 411, Government Code, may not enter this property with a handgun that is carried openly.

Article 3. Clubhouse Management and Staff

Section 1: Managing Agent

1. Clubhouse staff ("Staff") are individuals who work for a management company hired by the Board.
2. The Board has delegated to the Staff responsibility and authority of control of the

facilities.

3. The Staff is to be treated with respect and courtesy at all times.

Section 2. Clubhouse Access Materials

1. Per the Declaration, homes at Heritage Grand may only be permanently occupied by a maximum of four (4) family members all of whom must be 19 years of age or older, and one person is expected to be 55 years of age or older. Children under 19 years of age may reside in a home at Heritage Grand for no more than 60 days per year.
2. Access Materials (gate openers, identification badges, and key cards) may be obtained at the Clubhouse reception desk.
3. Materials in addition to those listed in the following chart are available at homeowner cost.

Individual	Access Sets Available	Description
Primary Residents	2	Each home is entitled to two sets of Access Material even if there is only one resident in the home.
Family Residents	2	Houses with more than two residents may get two additional sets of Access Material with proof of both residency and relationship to the owner.

Section 3. Facilities Use Restrictions

Subsection 1: General

- 1) All posted rules are expected to be both observed and then followed.
- 2) No one under the age of 19 is permitted to use indoor facilities. Adult guests (19 and over) are allowed to use outdoor amenities if they are in possession of the resident's badge and the resident is unable to be in attendance with the guest.
- 3) All residents and unaccompanied guests are expected to return checked-out equipment to its proper storage location after use, clean up used facilities, and return the area to its initial arrangement.
- 4) If the HOA has to clean up after residents or unaccompanied guests or replace lost equipment used by those residents or unaccompanied guests, the involved resident may be billed the cost of the cleanup or replacement. Damage repair or special cleanup due to violation of the food/drink rules will be charged to the resident/homeowner for the cost of repair/cleanup (\$20.00 minimum charge).
- 5) Scheduled HOA events have use priority over open play.

Subsection 2. Fitness Room

- 1) A description of how to use each piece of equipment is located on the individual machines.
- 2) **Workout Time:** Limit your time on any piece of equipment to 30 minutes if other residents are waiting.
- 3) **Cleanup:** Anyone using the Fitness Room equipment must wipe down machines after each use. Disinfectant and paper towels are available in the Fitness Room for this use.

- 4) Food or drink is not permitted in the Fitness Room at any time. (Exception: plastic water bottles that are kept on the designated table.)
- 5) Absolutely no glass containers are permitted.

Subsection 3. The Billiards Room & Dart Board

- 1) No food or drink is permitted in the Billiards Room at any time.
- 2) When all tables are occupied and others are waiting, limit playing time to one hour.

Subsection 4. Library

- 1) Books are to be returned to the basket just off the lobby. The books will be replaced on the shelves by others.

Subsection 5. Computer Room

- 1) The computers must be used in an ethical, legal, and responsible manner. Violation of this rule may result in loss of computer privileges.
- 2) Users may not modify system configuration or hardware without permission from Staff.
- 3) No food or drink is permitted at the computer stations at any time.
- 4) Limit computer time to 30 minutes when fellow residents are waiting.
- 5) Users are not allowed to print more than 10 pages a day and may not print the Heritage Grand Directories.

Subsection 6. Craft Room

- 1) This room is available for arts, crafts, games, scheduled meetings.
- 2) If a resident wishes to use the room, contact the Clubhouse Staff to receive scheduling approval.

Subsection 7. Grand Ballroom

- 1) Please check with the Clubhouse Staff for a current room schedule.
- 2) If the room is not occupied and you would like to use the room (or a section of the room), please contact the Clubhouse Staff.
- 3) The sound stage/control center is to be operated by authorized personnel only.

Subsection 8. The Kitchen and Pantry

- 1) Use of these spaces is reserved for Staff-authorized personnel only.
- 2) Overnight storage is not permitted without authorization of Staff.

Subsection 9. The Pool, Spa, and Deck

- 1) Children's hours for the pool are 10:00 AM-3:00 PM daily.
- 2) These areas are closed during thunderstorm risks.
- 3) Pool area lights are turned off per a Board-approved schedule.
- 4) The pool will be heated per a Board-approved schedule.
- 5) All children and guests (limit of four (4) per home) must be signed in at the reception desk in the Clubhouse prior to using the pool area.
- 6) No diving, jumping, or horseplay is permitted.

- 7) No glass or breakable items are allowed around the pool.
- 8) No food is allowed within four feet (4') of the pool.
- 9) Be considerate of scheduled classes and of times when the pool is reserved..

Subsection 10. Barbecue and Picnic Area

- 1) Reservations must be made at the Reception Desk in the Clubhouse for the use of the barbecue equipment and picnic area.
- 2) If needed, residents should ask the Clubhouse staff for assistance in use of the barbecue equipment.

Subsection 11. Sports Facilities

- 1) Scheduled HOA events have use priority over open play.
- 2) Sports facilities may not be rented.
- 3) When use information concerning a sports facility is available, handouts will be found where the equipment is stored.

Article 4. Events and Rentals

1. All “**Events**” are open to all residents of Heritage Grand on an equal access basis.
2. A “**Rental**” is a private gathering that is not open to all residents. Facilities being rented shall be labelled as such on outside doors—Rental, Private Use.
3. All events and rentals must conform to the schedule approved by the Staff.
4. Staff, in coordination with event chairs, shall routinely restrict initial ticket availability to homeowners only before allowing homeowners to purchase tickets for guests. (Exception: “Single-member” households may initially purchase two tickets for any event.)

Article 5. Miscellaneous

Section 1. The Heritage Grand Trade Name

No individual homeowner or outside entity shall use the Heritage Grand name in relation to any commercial activity or in any other manner not directly related to the Heritage Grand community without written permission from the HOA Board of Directors.

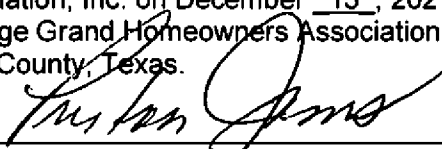
Section 2. Classes, Private Instructors, and Speakers:

The assessment of fees regarding classes will be approved by the HOA Board of Directors.

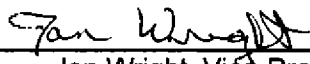
CERTIFICATION

The foregoing Amended and Restated Clubhouse Rules and Regulations of Heritage Grand Homeowners Association, Inc. are intended to fully and completely replace any and all previous Clubhouse Rules and Regulations in their entirety.

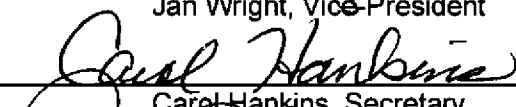
We the undersigned, representing a majority of the Directors of Heritage Grand Homeowners Association, Inc., do hereby certify that the within and foregoing Amended and Restated Clubhouse Rules and Regulations were properly approved and adopted by at least a majority of the Board of Directors of Heritage Grand Homeowners Association, Inc. on December 13, 2021 as the Clubhouse Rules and Regulations of Heritage Grand Homeowners Association, Inc. To be effective upon recording in Fort Bend County, Texas.



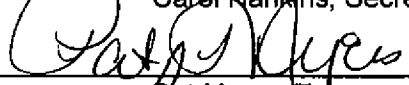
Preston Jones, President



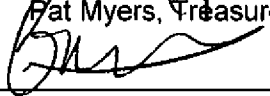
Jan Wright, Vice-President



Carol Hankins, Secretary



Pat Myers, Treasurer




Gary Patton, Director

VERIFICATION

THE STATE OF TEXAS
COUNTY OF FORT BEND

THIS INSTRUMENT was acknowledged before me on this the 15th day of December 2021 by the above said Carol Hankins, Secretary of HERITAGE GRAND HOMEOWNERS ASSOCIATION, INC., a Texas non-profit corporation, on behalf of said corporation.


Notary Public - State of Texas

