



THE COMMUNITY OF KING LAKES HOMEOWNERS ASSOCIATION, INC.
RESOLUTION ESTABLISHING TENNIS COURT RULES

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

WHEREAS, The Community of King Lakes Homeowners Association, Inc. (the "Association"), a Texas nonprofit corporation, is the governing entity for King Lakes, Section 1-13, additions in Fort Bend County, Texas, according to the maps or plats thereof, recorded in the plat records of Fort Bend County, Texas, under Instrument Nos. 20070288, 20070286, 20100003, 20100011, 20100170, 20090058, 20100054, 20120238, 20120247, 20110056, 20110052, 20110070, and 20120245, respectively, along with any amendments, supplements and replats thereto (the "Subdivision"); and

WHEREAS, the Subdivision is governed by the Declaration of Covenants, Conditions and Restrictions for The Community of King Lakes Homeowners Association, Inc., recorded in the Real Property Records of Fort Bend County, Texas, under Clerk's File No. 2008037489, along with any amendments and supplements thereto; and

WHEREAS, Section 2.1(a) of the Declaration authorizes the Association to establish and publish rules and regulations governing the use of the Common Areas; and

WHEREAS, the Association, through its Board of Directors, desires to adopt uniform rules governing the use of its Tennis Courts; and

WHEREAS, the Board of Directors shall have and may exercise discretionary authority with respect to these Rules which shall constitute a Dedicatory Instrument of the Association; and

NOW THEREFORE, pursuant to the foregoing and as evidenced by the Certification hereto, the Association hereby adopts, establishes and imposes on the Subdivision, the attached "Tennis Rules and Procedures" and "Coaching Application".

CERTIFICATION

"I, the undersigned, being a Director of the Association, hereby certify that the foregoing Resolution was adopted by at least a majority of the Association Directors at a meeting of the Directors at which a quorum was present."

By: *Scott Donahue*

Print Name: Scott Donahue

Title: 2/18/2016

STATE OF TEXAS

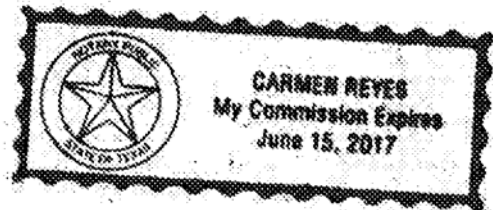
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COUNTY OF FORT BEND

BEFORE ME, the undersigned authority, on this 18th day of February, 2016, personally appeared the person whose name is subscribed to the foregoing instrument and acknowledged to me that they signed it with the authority and for the purposes expressed therein.

Carmen Reyes
Notary Public, State of Texas

Return To:
HOLT & YOUNG, P.C.
9821 Katy Fwy, St. 350
Houston, Texas 77024



King Lakes HOA General Tennis Rules and Procedures

Definitions of terms used in these guidelines:

- **Member:** An individual of a household within King Lakes that is in good standing with the HOA in terms of any HOA dues, assessments, fines or penalties or an individual who is not a resident but has paid for private membership and is in good standing with the HOA in terms of any HOA dues, assessments, fines or penalties. Members may be the homeowner or a lessee of a residence within King Lakes and include resident children of the homeowner or lessee. Members may also be individuals who have paid to be considered members.
- **Homeowner:** An adult who either owns the home or the renter of a home within King Lakes
- **Guest:** A friend or relative of a member who is not a coach and is not being compensated in any way for playing.
- **Coach:** An individual providing instruction, paid or otherwise, to a member.

King Lakes HOA Tennis Courts are provided for and maintained by the HOA for use by Members in good standing. In order to ensure equitable usage by homeowners and their guests the following rules govern usage and play.

COURT RULES

- No animals or pets allowed on the court at any time
- No bicycles, skateboards, hoverboards or any other form of mechanical personal transport are allowed with the exception of medically necessary equipment (e.g. wheelchairs)
- No more than four players to a court
- No playing when courts are wet
- Gates must be kept closed at all times.
- Gates must be locked when you leave the courts
- The association is not responsible for lost or stolen property
- The association is not liable for any injuries sustained while utilizing the facility
- If damage due to negligence or non-compliance of tennis rules occurs to the tennis courts, including but not limited to surrounding command area property of the HOA, the offending member, guest, coach or children of the homeowner will be held responsible.
- No homeowner has the right to allow the courts to be used by any charitable or other group. All group or tournament play must be approved by the HOA.

GUEST ACCESS

Guests may only use the tennis courts provided that the Homeowner is present on the same court with his or her guest at all times. Members may not have more than 3 guests at a time. Guests may not receive any instruction from a coach, paid or otherwise. Guests not accompanied by a homeowner will be asked to leave and potentially charged with trespassing

COACH ACCESS

Coaches may only provide instruction to members, not to guests. Coaches must be registered with the King Lakes HOA to use the courts at any time. Unregistered coaches will be asked to leave and

potentially charged with trespassing. Coaches not accompanied by a homeowner will be asked to leave and potentially charged with trespassing.

Coaches are required to register with the management company. They must contact the management company, submit a registration form acknowledging the rules and regulations and pay a \$50 annual fee.

Coaches are required to provide proof of current USTA or USPTA insurance in the amount of \$1,000,000.

Coaches are required to provide proof of current workman compensation insurance coverage.

RESERVATION AND COURT AVAILABILITY

Court 1 is an open play court and cannot be reserved. Play is limited to 1.5 hours. If no one is waiting players are welcome to continue to use the court. While players are waiting, courts shall be relinquished on the hour or half hour, taking into account the original start time and 1.5 hour maximum usage time. For example, if you started playing at 11:00AM and no one was there at 12:30 you can keep playing. If someone shows up at 12:45 you would need to relinquish the court at 1:00PM (the nearest hour/half hour). An honesty policy is expected to be used, for example when someone shows up at 12:45 don't act like you just started playing if you've already been there for a while. Remember good sportsmanship and good neighbor relations are key.

Court 2 may be reserved. Reservations can be made up to 7 days in advance. One reservation per day, per household is allowed. Reservations are limited to 1.5 hours. During peak hours (4PM-9PM Monday through Friday) no more than 2 reservations a week are permitted. Reservations take priority over players without reservations on Court 2 and the court must immediately be surrendered to a member with a reservation if play is occurring without a reservation. If there is no reservation, the open play rules on Court 1 apply.

HOURS OF OPERATION

Courts are available from 7:00AM till 9:00PM seven days a week. Peak hours are considered 4PM till 9PM Monday through Friday.

TENNIS COURT LIGHTING

There is a light switch to turn the tennis court lights on if you are playing after dark. However, we ask that all members remember to turn the light switch off if you are the last one leaving the courts to reduce any unnecessary electricity costs to the HOA.

COURT ETIQUETTE

Appropriate court behavior is required of all players. Cooperation and respect are essential on these courts to avoid interfering with play on the adjacent court. If your tennis ball rolls onto the other court, please do not go after it, or call for it, until the players on that court have completed their point. Courtesy for other players enhances court use for everyone. Spectators and waiting players should remain outside the court area.

The use of profane or obscene language is not permitted. Rough play or abusive conduct is not permitted.

ATTIRE

Proper tennis attire is required, including rubber-soled tennis shoes. Shoes with black soles, golf or street shoes are not permitted at any time. Other types of shoes can damage the court surface. Shirts must be worn at all times.

CHILDREN

Children under the age of 12 may use the courts only when accompanied by an adult homeowner. Adult coaches and guests alone may not accompany children.

FOOD AND BEVERAGE

No food is allowed inside the courts. Players are requested to use care not to spill beverages on the courts. No alcoholic beverages, glass bottles or other breakable containers are allowed. Reusable containers are provided and players are expected to dispose of trash appropriately. Littering is prohibited.

VIOLATIONS

Tennis courts are provided for King Lakes tennis players. Any other use than tennis, such as skateboarding, rollerblading, bicycling, etc. is prohibited. No games other than tennis are allowed on these courts. Violations of these or any other rules governing the use of the courts should be reported to the HOA management company. Repeated violations will result in the loss of privilege to use the courts.

TENNIS COURT CONCERNS OR ISSUES

Please report any damage or problems to Graham Management at 713-334-8000.

CHANGES

The HOA reserves the right to amend these rules as needed and submit any changes in writing to the Board of Directors for approval. Rules subject to change without notice.



King Lakes HOA Tennis Coaching Application

This application is required to be completed by all coaches wishing to be able to use the King Lakes tennis courts for instruction to residents. It must be filled out and returned to Graham Property Management along with copies of the required documents. After February 1, 2016, no coach will be allowed on the courts without having been approved by King Lakes HOA or they will be charged with trespassing and removed from the courts permanently. Instruction is limited to members only (no guest instruction permitted)

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Instructor Name

.....
USTA Number

.....
Phone Number

.....
Email Address

.....
Name of Insurance Company for Liability Coverage

.....
Policy Number

.....
Expiration Date of Policy

.....
Insurers Contact and Phone Number

.....
Name of Insurance Company for Workers Comp Coverage

.....
Policy Number

.....
Expiration Date of Policy

.....
Insurers Contact and Phone Number

I, _____, have read and fully understand the above definitions and rules applying to the King Lakes HOA tennis courts and hereby agree to follow them completely. I am aware that breaking any of the rules will subject me to the possibility of not being able to return to King Lakes as a coach.

.....
Coaches Name

.....
Date

.....
Approved by Graham Management

.....
Date