

COMMUNITY FACILITIES POLICY

For

FRIO COMMUNITIES IMPROVEMENT ASSOCIATION, INC.

State of Texas	§
	§
County of Real	§

I, David Weber, Secretary of the Frio Communities Improvement Association, Inc. (the Association) certify that at a meeting of the Board of Directors held on the 25th of February, 2017 with at least a quorum of the Board members being present and remaining throughout, and being duly authorized to transact business, the following Community Facilities Policy (“Policy”) was approved by not less that a majority of the Board members in attendance.

RECITALS

1. Article IV, Section A (2) of the By Laws for the Association gives the Board of Directors the power to adopt and promulgate reasonable rules and regulations pertaining to the use of Community Facilities, e.g., parks and roadways.
2. The By-Laws further provide that the Board of Directors has the power to establish reasonable classifications of Owners and Residents and further that reasonable admission and other fees must be uniform with each such class, but need not be uniform from class to class with regards to the use of the Community Facilities.
3. The Board of Directors desires to adopt this policy as to insure all of the Community Facilities within the Twin Forks subdivision are regulated and protected in order to enhance the preservation of such facilities, the safety and convenience of the users thereof, and to promote the best interest of the Owners and Residents.

WITNESSETH

Section 1. Definitions

- 1.1 Resident – each person actually residing in a residential Lot or conducting business on a designated commercial Lot.
- 1.2 Owner – Those person/persons whose name/names are on the deed
- 1.3 Immediate Family – family members visiting or residing with the Owner or Resident
- 1.4 Guests/Visitors – any person/persons visiting the Owner or Resident with the Owner's or Resident's permission. The Owner or Resident assumes all responsibility for those individuals.
- 1.5 Unauthorized Person – A person who is neither an owner or a resident or a guest/family member/visitor of an owner/resident.

Other Capitalized terms used in this policy have the same meanings as that ascribed to them in the By-Laws.

Section 2. Policy

- 2.1 The community facilities known as Cathedral and Pioneer Parks are enclosed by a gate and are only accessed by keys issued by the Association.
- 2.2 Owners and Residents and their immediate family members and guests/visitors are allowed to use gated and ungated community facilities, e.g. Sports Park, Kiddie Park and other parks located on FCIA plat map with owners' or residents' permission (with the exception of those affected by Article IV, B of the FCIA by-laws)
- 2.3 All owners and residents are responsible for their own actions as well as their immediate family members, guests and visitors.
- 2.4 The use of Cathedral and Pioneer Parks by Owners and Residents for special events are acceptable. Owners/Residents must submit plans and dates to the Board of Directors for approval a minimum of two (2) weeks prior to the special Event.
- 2.5 In the event an unauthorized person gains access to the community facilities, the person will be asked to leave the community facility and surrender the key, if applicable. Failure to immediately leave the community facility by an unauthorized person will result in the Association contacting local law enforcement. Trespassing charges may be filed. The owner/resident

responsible for allowing such access, may be fined and their privileges to use the common facilities may be suspended for a period of not less than six (6) months. The Board of Directors shall have the sole discretion to determine any fine amount and the length of suspension.

2.6 Overnight camping in any FCIA community facility or common area is not permitted.

2.7 Ground fires in any FCIA common areas or community facility are not permitted.

CERTIFICATE OF SECRETARY

I hereby certify that as Secretary of Frio Communities Improvement Association, Inc., the foregoing Community Facilities Policy was approved on the 25th day of February, 2017, at a meeting of the Board of Directors at which a quorum was present.

IN WITNESS WHEREOF, I have hereunto subscribed my name this the _____ day of _____, 2017.

Print Name: _____

STATE OF TEXAS §

§

COUNTY OF REAL §

BEFORE ME, on this day personally appeared _____, the Secretary of Frio Communities Improvement Association, Inc. known by me to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed the same for the purposes herein expressed and in the capacity herein stated, and as the act and deed of said corporation.

Given under my hand and seal of office, this _____ day of _____, 2017.

Notary Public – State of Texas