

The Courtyard Homeowners Association, Inc.

Rules for the Use of Courtyard Common Area Land and Amenities

The Courtyard common areas (Common Areas) are the properties owned by The Courtyard Homeowners Association, Inc. (HOA) for the common use and enjoyment of property owners who are members in good standing of HOA (Owner). The term Owner includes tenants of Owners. The Courtyard common areas (Common Areas) are the properties owned by The Courtyard Homeowners Association, Inc. (HOA) for the common use and enjoyment of property owners who are members in good standing of HOA (Owner). The term Owner includes tenants of Owners; provided however, use of the Common Areas is available only to a property owner actually living in the Courtyard community, or to a property owner's tenant actually living in the Courtyard community. Rights of usage apply either to the property owner or to the tenant, but not to both. If a property owner rents the property to a tenant, the property owner gives up all rights to use of the Common Areas and those rights are afforded to the tenant in place of the property owner. Owners are responsible for all actions of tenants and any damages caused by their tenants using the Common Areas. Owners are responsible for all actions of tenants and any damages caused by their tenants using the Common Areas.

The HOA is empowered to make reasonable rules and regulations regarding the use of the Common Areas and facilities.

Use of the Common Areas, including the Courtyard Community Park (Park), is limited to an Owner's private/family/personal activities or events. Although not a complete listing, activities or functions related to private or public schools, scouting or similar social groups, office parties, charity/fundraising, politics or any type of commercial use are not allowed.

VIOLATORS OF ANY OF THE FOLLOWING RULES ARE SUBJECT TO LOSING THEIR PARK PRIVILEGES:

1. Common Areas are for the use of Owners and any guests entering a Common Area MUST be accompanied by an Owner.
2. No firearm or air gun of any kind may be used on the Common Areas at any time. This includes, but is not limited to, rifles, pistols, shotguns, pellet guns, BB guns, and paintball guns. Austin City Code 9-6-1 defines firearms to include air guns such as pellet guns, BB guns, and paintball guns, and Austin City Code 9-6-7 prohibits the discharge of a firearm in the city limits of Austin. Anyone witnessing the discharge of any firearm should immediately report it to the Austin Police Department (APD) by dialing 311, unless it is an emergency, in which case you should report it to 911.
3. Cars, trucks, and golf carts driven by adults may enter and exit the Park using the paved driveway and may park in the designated paved parking area. Motorized vehicles, such as motorcycles, ATV's, three and four-wheel off-road type vehicles, motorized bikes or scooters, and children's electric vehicles are NOT PERMITTED for use in the Park or any Common Area.
4. Loud music, drunken behavior and any damage to Common Area facilities (including the Kayak racks, which contain private property) will not be tolerated. Anyone witnessing such activity should immediately report it to the APD by dialing 311, unless it is an emergency, in which case you should dial 911.
5. Due to the risk of forest fires, no fires of any kind are allowed anywhere on the Common Areas, except for in the BBQ grills in the Park, which are provided for cooking only.
6. No fireworks of any kind are allowed to be discharged or fall on any part of the Common Areas. Fireworks are also governed by the Austin City Code, which prohibits their use within the City limits. Anyone witnessing the use of fireworks on or over the Courtyard should immediately report it to the APD by dialing 311, unless it is an emergency, in which case you should dial 911.
7. Please clean up after yourself, your guests and animals. Covered trash barrels are provided around the Park, as are animal waste bags. Animal waste is a public health hazard also governed by the Austin City Code, which requires that handlers or owners of animals must properly dispose of the animal's waste. PETS MUST BE LEASHED AT ALL TIMES.
8. Do not cut down or trim any trees or other plant material that are located in or on the Common Areas without first obtaining the express written permission of the HOA Board of Directors.

9. Owners and anyone working for an owner shall not dump any trash or yard waste, including tree limbs and shrub trimmings, in or on any Common Areas, as these dead materials are fire and health hazards. Owners are responsible for the actions of anyone working for them and will be billed for the costs of removing any trash or yard waste placed in or on Common Areas in violation of this rule. Properly bundle these materials and put them on your curb on trash pickup day for the City to take away.

10. Observe the posted hours of operation for the Park, which are from 6 AM to 10 PM daily.

11. Any use of any part of the Park and any other Common Areas is totally at the user's own risk, including usage of the playscape. Children must be supervised by an adult when using the Park.

RESERVING THE PARK

A. If an Owner wishes to reserve the Park (or any Common Area), that reservation must be booked at least one week in advance using the HOA's Park Reservation Form, available on the HOA website. The Form must be filed with the HOA's property manager, Marilyn Childress, with Goodwin Management at: marilyn.childress@goodwintx.com. **EVENTS ARE LIMITED TO A MAXIMUM OF 50 PEOPLE.**

B. Any group activity in the Park must be reserved by an Owner who is a member in good standing of the HOA.

C. No event reservation of the Park may preclude any other Owner or resident from access to the Park.

D. A security deposit must be placed with Goodwin Management at the time reservation is made. A deposit of \$200.00 is required for reserving Park area A. A deposit of \$100.00 each is required for reserving Park areas B and/or C. If you want to have the Park gate opened and left open during an event, you must note this in advance on your reservation request, and arrangements will be made for an HOA Board Member to open, then close the gate after your event.

E. Parking is very limited in the Park, and is restricted to designated spaces only. Vehicles may not park along the road into the Park or on any grassy areas. Larger parties need to plan ahead.

F. The Park must be left clean and free of debris. **Take all trash with you when you leave.**

G. All activity must comply with all applicable governmental laws.

H. The Owner making the reservation will be responsible for any damages to the Park and its facilities caused by guests. The costs of repairing such damage will be deducted from the deposit and any costs in excess of the deposit will be billed to the Owner.

I. After inspection and approval of the condition of the property, the reservation check will be destroyed. If any amount is to be deducted, the reservation check will be deposited and a check will be issued for the remaining balance, if any, and mailed to Owner making the reservation.

J. Violation of these rules will result in the forfeiture of the owner's deposit.

K. All dogs brought into the Park by Owner or Owner's guests **MUST** be leashed. **Unleashed dogs will be cause for forfeiture of the entire deposit.**

NOTE: These rules do not apply to areas where an Owner has a Limited Use Easement. If you don't know if you have a Limited Use Easement, or if you don't know where your private property stops and a Common Area starts, please consult the copy of the property survey you received when you purchased your property or check with the Chairperson of the HOA's Environmental Control Committee.

Thank you for helping to keep the Courtyard a safe and beautiful community.

Courtyard Board of Directors