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Rocky Creek Maintenance Corporation

(Rocky Creek Ranch Property Owners Association)

USE OF POOL AND PARK BY NON-OWNER TENANTS

Effective May 24, 2024

Affidavit

AUTHORITY:

Article 5 of the Bylaws gives the Board of Directors authority to establish and enforce the rules and regulations regarding the use of the park and recreational facilities, to include prevention of unauthorized use of the facilities.

PURPOSE:

The purpose of this regulation is to ensure fair usage of the pool, park, and recreational facilities by owners and non-owner residents while ensuring adequate revenue for the maintenance of these facilities.

BACKGROUND:

The Board wants all owners and non-owner tenants to have use of the pool and park but we must also ensure that we have enough revenue to support that use. Members, who are not in arrears for their regular assessments, are entitled to use all Association facilities. Non-Owner Tenants, will be allowed use of the park and pool in accordance with rules and regulations established by the Board.

DEFINITIONS:

Associate Membership – A membership status that allows tenants and their households the use of park and pool facilities, including rental of the clubhouse and pavilions. Associate membership does not give any tenant voting rights in any matters. Application for associate membership shall include an agreement to follow all rules and regulations established by the Board and/or dedicatory documents.

Owner or Member – Any person who owns property in the Rocky Creek Ranch subdivision

Tenant – A person who rents or lives in a home in the Rocky Creek Ranch subdivision who does not own property here and does not live in the same household as a voting member.

Household – People living together in a single house.

USE OF FACILITIES BY NON-OWNER TENANTS:

Tenants may use the pool and park facilities under any of the following conditions:

1. As a guest of a voting member in good standing following the existing rules listed under “Park and Facility Rules” in which the voting member is present.
2. If he or she lives in the same household with a voting member in good standing.
3. If he or she lives in a household for which an associate membership has been issued.

Any tenant may purchase an associate membership for himself or herself which would include members of their households. This membership will be valid for the current calendar year and could be renewed annually. Associate membership shall be optional.

The cost of the Annual Associate Membership shall be \$97.

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 7 day of June, 2024.

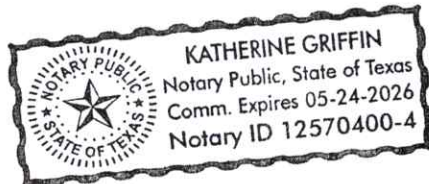
Lori Steed
Lori Steed, RCMC Secretary Treasurer

STATE OF TEXAS

COUNTY OF COMAL

BEFORE ME, the undersigned Notary Public, appeared Lori Steed, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, on behalf of said corporation.

This instrument was given to me under my hand and seal of this office this 7th day of June, 2024.



Katherine Griffin
Notary Public Signature

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
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Bobbie Koepf