

Rocky Creek Maintenance Corporation

(Rocky Creek Ranch Property Owners Association)

Facilities & Rules

Effective March 1, 2012

The park and its facilities have been developed and improved over the past 8-10 years through the judicious use of your maintenance fees and a great deal of volunteer effort on the part of our property owners. Keeping the fees low means greater volunteer effort. The POA schedules workdays at the park every two or three months. We earnestly solicit your help on these workdays. The intent is to make our community the best it can be for all our property owners.

Park and all facilities

Property owners will be responsible at all times for their personal conduct as well as the conduct of their family members and guests. The Rocky Creek Ranch POA will not be held liable for accidents or damages, whether intentional or accidental. Only Rocky Creek Ranch property owners, and their immediate families, who are current on their account with the POA will receive the gate code. **This gate code must NOT be passed on to others. ONLY the POA Secretary-Treasurer is authorized to give out the code.** Furthermore, only property owners who are current in their account are authorized to use the park or any of its facilities.

1. No firearms of any sort are allowed within the park boundaries. This prohibition is extended to include BB guns, Pellet guns, slingshots, bow & arrows, etc. Additionally, no fireworks are permitted within the park boundaries. Any violation of these rules should be reported to the Comal County Sheriff's Department.
2. No motorized off road vehicles of any sort are permitted within the park boundaries at any time. Only licensed vehicles are permitted, and must be kept on the paved road and adjacent parking areas. An exception will be made for maintenance vehicles.
3. Animals must be kept on a leash at all times. Animals allowed to run loose will be reported to the Comal County Animal Control Department. You must clean up after your pet.
4. **Quiet hours** will be maintained at the park between the hours of **10 PM and 7 AM.**
5. No cursing or foul language is permitted.
6. Children under 12 years of age must be accompanied by an adult (18 or older) who will be responsible for their conduct.
7. Board of Directors Meetings and any community wide functions will take precedence in the usage of any of the park facilities.

8. Any Rocky Creek Ranch property owner, who is in good standing, may make a request to reserve the clubhouse and/or the pavilion for a private function (birthday, anniversary, reunion, etc.). These reservations must be made in person. A signed contract is required and deposits and fees must be paid up front. The process can be initiated by calling the Secretary-Treasurer at 830-935-4016 or by e-mail to rcmc@rockycreektexas.org . **The swimming pool cannot be reserved.**

9. When the facilities are being used by anyone other than the property owner(s) at the property owner's invitation, the property owner must be in attendance at all times

Clubhouse

1. The clubhouse is a no-smoking facility.
2. Use of the pavilion is not included with rental of the clubhouse. A separate reservation must be made.
3. **The maximum occupancy of the clubhouse at any time is 60 people.**
4. The rental hours are from 10 AM to 8 PM. The clubhouse must be cleaned and cleared by closing.

Pavilion

1. The rental hours are 10 AM to 8 PM. The pavilion and the immediate surrounding area must be cleaned and cleared by closing.
2. Use of the pavilion is separate from clubhouse rental.

Swimming Pool

1. At this time the pool is never closed except for maintenance, however, it is not heated.
2. Use of the pool is at the individual's risk. **There are NO lifeguards.**
3. No running or horseplay permitted in the pool area.
4. The maximum number of **guests** a member may bring is **SIX** and the member must be in attendance at all times.
5. No animals are allowed within the pool enclosure at any time.
6. Glass containers of any kind are **prohibited** within the pool area.
7. No alcoholic beverages or tobacco products are permitted within the pool enclosure.

8. No cooking allowed within the pool enclosure. Food and drink may be consumed on the pool patio area or outside the fenced pool enclosure.

9. Life preservers, hooks, etc., are for emergency use only. After using lounges and other pool equipment, please return it to its proper position. Do not throw any of the furnishings or equipment into the pool.

10. Climbing, hanging from or standing on the fence, patio cover or bathhouse roof are not permitted.

11. Proper swim wear will be required of all property owners and guests. No street clothes or cutoffs are permitted. All babies and small children must be in proper swimming attire (swimmer diapers or babies swimwear). No disposable diapers or cloth diapers allowed. **Bacteria from diapers may cause health risks and the dyes contained in non-swimwear may interfere with the chemicals used to aid in keeping the pool clean and sanitary.**

NOTE:

These rules must be strictly enforced to ensure the comfort, safety and enjoyment of all our members. Individual property owners, as well as the Board of Directors, at all times have the authority to ensure these rules are being complied with. Please note the infraction and pertinent information, particularly any identifying information and send it to our office at 2005 Rocky Ridge Loop, Canyon Lake, TX 78133. If any laws are broken, the Sheriff should be called.

A copy of these rules and regulations should have been provided by the realtor and the title company when you purchased the property. All this information is posted on our website www.rockycreektexas.org and is on file at the Comal County Courthouse.