



A/Cs

Rocky Creek Maintenance Corporation

(Rocky Creek Ranch Property Owners Association)

Affidavit

Facilities & Rules

Effective November 2024

The park and its facilities have been developed and improved over the past 20 years through the judicious use of your regular assessment and non-owner tenant fee and a great deal of volunteer effort on the part of our property owners. Keeping the regular assessment and the non-owner tenant fee 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 members and associate members.

For more information see non-owner tenant policy, Associate Membership agreement, and the reservation form.

Park and all facilities

Members and Associate members 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 members and associate members, 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 members and associate members who are current in their account are authorized to use the park or any of its facilities.

1. No open carry of 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.
2. Motorized off road vehicles are permitted within the park boundaries during park hours only. Vehicles must be registered and tagged according to RCMC ORV Requirements. All vehicles must be kept on the paved road, parking areas and back entrance trail. An exception will be made for maintenance vehicles.
3. All passenger vehicles must be licensed and must be kept on paved road and paved areas. Passenger vehicles are prohibited from using the back entrance.
4. 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. Quiet hours will be maintained at the park between the hours of 10 p.m. and 7 a.m. You must pick up after your pets.
5. Any additional play equipment such as Bouncy Houses, Water Slides, Rock Climbing Walls, require approval by the Board of Directors.
6. The park is closed between the hours of 10 p.m. and 7 a.m.
7. No cursing or foul language is permitted.
8. Children under 12 years of age must be accompanied by an adult (18 or older) who will be responsible for their conduct.
9. Board of Directors meetings and any association functions will take precedence in the usage of any of the park facilities.

10. 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.
11. When the facilities are being used by anyone other than the member(s), associate member(s) at the member's or associate member's invitation, the member(s), associate member(s) 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 completed.
3. The maximum occupancy of the clubhouse at any time is 60 people.
4. The rental hours are from 10 a.m. to 8 p.m. The clubhouse must be cleaned and cleared by closing.

Pavilion

1. The rental hours are 10 a.m. to 8 p.m. 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 (not heated)

1. At this time, the pool hours are from 7 a.m. to 10 p.m. The pool may be closed at any time for maintenance and/or cleaning.
2. Use of the pool is at the individual's risk. **There are NO lifeguards.**
3. No running, diving or horseplay is 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. Due to pool size, no more than 20 people in the pool at a time.
6. Apply sunscreen 20-30 minutes before entering pool, keep long hair tied back.
7. Shower before entering pool.
8. No animals are allowed in the pool enclosure at any time.
9. Glass containers of any kind are **prohibited** within the pool area.
10. No alcoholic beverages or tobacco products are permitted within the pool enclosure.
11. No cooking is allowed within the pool enclosure. Food and drink may be consumed on the pool patio area or outside the fenced pool enclosure.

12. 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.
13. Climbing, hanging from or standing on the fence, patio cover, tables or bathhouse roof are not permitted.
14. Proper swim wear will be required of all members, associate members, and guests. Street clothes or cutoffs are not proper swim wear. All babies and small children must be in proper swimming attire (swimmer diapers or babies' swimwear). Disposable diapers or cloth diapers are not proper swim wear. **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 and associate members. Individual members, and associate members, as well as the Board of Directors, at all times have the authority to ensure these rules are being complied with. If an individual does notice that these rules are not being followed, 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.

Written rules filed with the county take precedent over rules posted at the park if there is a conflict, and will be enforced by Board of Directors. First violation, will result in a written warning. Second Violation, depending on severity

Any of the violation and hearings/appeals shall be in accordance with the Notice, Hearings, Appeals, and Mediation Policy which can be found on the POA website.

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

IN WITNESS WHEREOF, the undersigned has executed this certificate on the 3rd day of Dec, 2024.

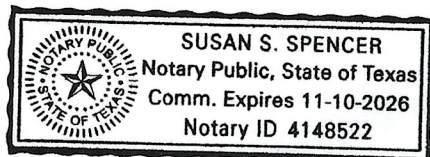
Lori Steed

Signature

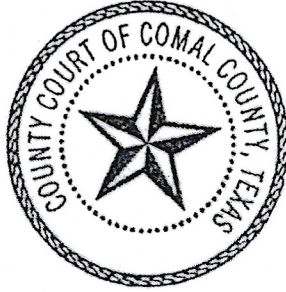
STATE OF TEXAS
COUNTY OF COMAL

BEFORE ME, the undersigned Notary Public on the 3rd of Dec, 2024, by 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 of consideration therein expressed, on behalf of said corporation.

This instrument was given to me under my hand and seal of this office this 3rd day of Dec, 2024.



Susan S. Spencer



This page has been added to comply with the statutory requirement that the clerk shall stamp the recording information at the bottom of the last page.

This page becomes part of the document identified by the file clerk number affixed on preceding pages.

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
03/04/2025 01:46:16 PM
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Bobbie Koepf