

THE BRIDLEGATE RANCH PROPERTY OWNERS ASSOCIATION

RULES AND REGULATIONS (Rules Subject to Change)

INTRODUCTION:

The safety and enjoyment of the members of the community are our primary concern in the operation of the community pool. In order to promote such safety and enjoyment the Declaration of Covenants, Conditions and Restrictions, allow the Association to adopt and enforce rules and regulations. If we all show courtesy for others in our use of the pool, only the following minimum rules and Regulations should be needed. The Association reserves the right to modify these rules at any time.

SCHEDULE & HOURS OF OPERATION:

The pool will be open from May 1 to October 15

HOURS:

Monday – Sunday (Closed Thursday mornings for cleaning)

9 AM – 9 PM

ENTRY & POOL USE:

1. The pool in Bridlegate Ranch is for the use of The Bridlegate Ranch Property Owners Association members (in good standing), family members and guests. The Lot owner must accompany all guests, except when such guest(s) have executed a Lease Agreement.
2. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. This policy applies at all times – Regardless of whether a lifeguard is on duty. Neither the Association nor the Board of Directors are responsible for accidents or injuries. The Lot Owner and/or Lessee assume all risks when using the pool.
3. The Association is not responsible for articles that are lost or stolen.
4. The Association retains the right to suspend or revoke pool privileges for any resident or guest should they cause an unsafe or unpleasant environment at the pool or violate these rules and regulations.

GENERAL POOL RULES:

1. PERSONS USING POOL DO SO AT THEIR OWN RISK.
2. Running, roughhousing, horseplay, profanity, abusive language, or behavior that disturbs other pool users is not permitted.
3. A responsible adult (18+) must accompany any children 12 years or younger at all times.
4. A responsible adult (18+) is required to physically be within reach of non-swimmers or babies in the pool.
5. Only proper swimwear will be worn in the pool. No cut-offs are allowed. Swim diapers with plastic pants are required for babies.
6. No diving in the pool. No backwards flipping or jumping is allowed at any part of the pool. No sitting on pool rope.
7. No food is allowed in the pool area.
8. No pets are allowed in the pool area.
9. No glass containers are allowed in the pool area.
10. The pool should be evacuated immediately in the event of thundering and/or lightning.
11. Each person shall clean up after himself before leaving the pool area. Trash receptacles shall be provided. Clean-up costs, repair costs or damages caused by the Lot Owner or their guest, shall be the responsibility of the Lot Owner.
12. Should any person create an unsafe or unpleasant environment while using the pool, their actions should be reported immediately to the Association.
13. If your child causes an accident at the pool, please call the office at 830-460-330 immediately so the pool can be closed and cleaned for health & safety of the entire neighborhood.
14. No one with open sores or wearing bandages/band-aids should enter the pool (band-aides are not good for filters).
15. No swimming under the influence of drugs or alcohol.
16. The use of air mattresses and large inflatable toys are not allowed.

COURT RULES:
(Rules Subject to Change)

The tennis court is for the use of members and their guests. The court is to be used for TENNIS ONLY.

1. Proper attire must be worn at all times. Only soft soled, court-style shoes are allowed on the court. No hard soled or cleated shoes are allowed.
2. No foul language shall be allowed on the court.
3. No cigarettes, glass containers, gum or food shall be allowed on the court. All trash shall be placed in the receptacles that are provided.
4. No pets allowed on the court.
5. No young children shall be unattended on the tennis court.
6. Play will be limited to 1 hour when there are others waiting.
7. No leaning or hanging on tennis nets.
8. Use of skates, skateboards, roller blades, bicycles and/or similar devices are prohibited on the court.
9. Climbing the fences for any reason is prohibited.
10. The Association is not responsible for lost, damaged or stolen property.

MAIN CLUBHOUSE AND GUEST SUITE RULES:

(Rules Subject to Change)

1. All functions must end by 10:00 p.m. on weeknights and by 12:01 a.m. on Friday and Saturday.
2. You may only reserve the Clubhouse and 1 other suite, or 2 suites at a time.
3. Reservations for the clubhouse are taken on a first-come, first-serve basis. Residents reserving the clubhouse are required to execute a lease agreement outlining additional rules, regulations and fees. If two or more residents desire the same date, and there is a question about which reservation occurred first, the resident who most recently had a reservation will be given priority over the other resident.
4. Reservations will be taken only within a current two-month period; i.e. January and February. When we are in February, we will take reservations only for February and March, and so forth. Each property owner family will only be allowed to reserve two weekends in each quarter. If you look online and see that the current day has not been reserved, you are welcome to call and reserve it even if you have already stayed twice within that quarter.
5. To check for availability of rooms and/or clubhouse, please use the online calendar. The internet address is: <http://my.calendars.net/bridlegatesuites>. When you find open dates that will work for you, please call the office and speak to the office manager or weekend manager only to make your reservations.
6. Current fees for the clubhouse and guest suites are as follows: \$100 per stay for the clubhouse, \$35 per stay for each guest suite and a \$100 deposit is required for the key(s). Your lease agreement and checks need to be signed and returned to the office prior to your stay. If you cancel less than one week before your stay or do not show up for your stay, your deposit check will be forfeited. We will return the room fee to you. All fees are subject to change based on the requirements of the Property Owners Association.
7. Occupiers are responsible for clean-up, damaged and/or stolen items. Occupiers shall be charged for the cost of any repairs caused by their use.
8. All trash must be removed.
9. No wet clothes in the clubhouse.
10. No smoking.
11. Property owners are responsible for their guests.
12. The Clubhouse must be locked and alarm set before vacating.

13. No pets.
14. The Association is not responsible for lost, damaged or stolen items.
15. Chemical logs or flammable fluid fire starters shall not be used in fireplaces. Ashes taken from fireplaces shall be disposed of in the trashcans provided.
16. The maximum occupancy shall not exceed the number of persons allowed by the fire marshal. The Clubhouse house has 2 queen size beds and one set of bunk-beds. Suite 1 has one queen size bed. Suite 2 has one set of bunk-beds, the bottom mat is a queen size bed and the top is a twin. Suite 3, has one queen size bed and one set of twin bunk-beds.
17. The noise level shall not disturb the residents or guests in the area.
18. Guest suites contain mini refrigerators, microwaves with built-in toaster and a 4-cup coffee maker. The POA will provide pre-measured coffee packets, both regular and decaf and sugar/creamers packets and some bottled water for use in the coffee makers. There is a charcoal grill available for use outside near the pool.

STABLE RULES:

(Rules Subject to Change)

1. ALL PERSONS USING THE STABLES, STALLS, and/or ARENA AREAS DO SO AT THEIR OWN RISK.
2. Hours: 8 a.m.-dark
3. The Association will lease stalls on a first-come, first-serve basis. Any horse housed in the stalls must be owned by a Lot Owner.
4. No riding or mounting/dismounting is permitted in the barn aisles. No running, bike riding, skate boarding, roller blading or bare feet are permitted in the barns. No smoking, except in the designated smoking areas.
5. No dogs are allowed in the barn aisles, except when on leashes and under hand control. All dogs must be on leashes in the stable complex. No dogs are allowed in the arenas or exercise runs.
6. Children under 12 years of age must be closely supervised in the stable complex by an adult. For safety reasons, children under the age of 6 must be with an adult at all times.
7. Any non-resident who rides, trains, or in any way handles a resident's horse, must be accompanied by a resident at the stable complex. The only exceptions are when the resident is on vacation or unable to ride or handle the horse for medical reasons or if the handler is a veterinarian or farrier engaged in their professional work. The non-resident may not be the exclusive rider of the horse and may not keep tack or equipment at the barn. Permission to use the horse must be granted by the horse owner in writing and be posted on the stall door of the horse.
8. Only colts under 24 months old, mares or geldings are allowed to be stabled in the barns. Stallions are not permitted.
9. The maximum number of horses allowed per household is 2.
10. Except when in the stalls, paddocks, runs or loose in an arena, all horses must have a halter or bridle on and be tied or under hand control at all times. When leading a horse through a barn, follow courteous and safe procedures. Owners of tied horses must move their horses to allow horses being led through a barn to proceed safely. Horses tied in the barn aisles must not be left unattended.
11. Tack rooms must be locked when not in use.
12. Any personal property left at the stable complex is not the responsibility of the Association. The horse owner is responsible for all damage to the facility, to personal property or to Association property caused by the horse, the horse owner and/or the horse owner's guests, except for reasonable wear and tear.

13. All tack, either in the tack-rooms or in the aisles, must be hung on hooks, stored on racks/shelves or kept on top of the tack boxes. Grooming equipment should be kept in the tack room.
14. Park all cars and trucks in the designated areas, except when unloading supplies. This does not apply to farriers or veterinarians.
15. Use of the arena and round pen is limited to 1 hour when others are waiting.
16. All gates must be closed upon entering or exiting an arena or round pen.
17. If the lights are on in a barn, the last person leaving the barn must turn off the lights. The last person to use the arena shall turn off the arena lights.
18. Stall doors: All doors must be in a closed and bolted condition except only:
 - a. for exit and entry
 - b. if a chain is across the stall door and the horse is both in sight of the owner and the owner is in the same barn.
19. Horses must be wormed at least quarterly and owners are to show proof of annual shots to the maintenance person.

FISHING POND:

(Rules Subject to Change)

1. The Association is not responsible for lost, damaged or stolen property.
2. All trash must be removed.
3. No motor boats are allowed.
4. All fish caught must be released immediately.

ROADWAY RULES:

(Rules Subject to Change)

1. The Association is not responsible for lost, damaged or stolen property.
2. The 30 mph speed limit must be obeyed at all times.
3. Horses are not allowed on the paved portion of the roadway, but may be ridden in the remaining unpaved portion of such roadway.

Instructions for Submitting Offers

602 Mesa Lane

Closing Title Company
Title: Trinity Title of Texas
Escrow Officer: Sandra Castro, office (210) 424-6901
Colonial Center.
10000 IH-10 West, Ste. 106 San Antonio, Tx 78230
scastro@trinitytitletx.com

Submitting Offers:

Please E-mail offers to angeles.tapia@sothebysrealty.com.
If unable to e-mail, please fax to (210)822-6646. Call Angeles Tapia at (210)519-7512 or Leticia Arauz at (830)388-2178 To let us know the offer is on the way and how it will be sent.

Agent Information:

Angeles T. Tapia/ Leticia Arauz
Kuper Sotheby's International Realty.
6606 N. New Brauntels
San Antonio, Tx 78209
Office (210)822-8602

- 1.- Information About Brokerage Service, Exclusive Buyer/Tenant Representation Agreement.
- 2.- Lead Based Paint and other Seller Related Addenda's if applicable
3. Please have your buyers thoroughly read through the offer contract, addendum's and disclosures. Please check to verify that all initials and signatures are in the appropriate spaces.
- 4.- Please send Buyer's mortgage pre-approval letter along with the offer as this is required as part of the Listing Agreement Between Seller and Listing Broker. If lender letter is not attached, provide lender name and number for approval verification as communications between lender and listing agent must occur before an contract will be signed or counter will be submitted.
- 5.- Earnest money should be approximately 1% while option fee should be \$10 per day.

SUBMIT ALL OFFERS to include offer, needed addendum and other notices all signed by buyer. We are sincerely looking forward to working with you! Thanks.