



WOODCREEK FATE HOMEOWNERS ASSOCIATION, INC.

Welcome to Woodcreek! It is truly a beautiful community. We know you will enjoy your new home and look forward to getting to know you during the coming months. As a homeowner in Woodcreek, you are automatically a member of the Homeowners Association. As such, you can enjoy planned community living at its best. Some of the advantages of planned community living include amenities and services that are shared at a low cost, enhanced property values, and the enforcement of protective standards for the benefit of all homeowners.

Enclosed in this packet are several documents, including a link to your community's Articles of Incorporation, Bylaws, and Declaration of Covenants, Conditions, and Restrictions (also known as CC&Rs or deed restrictions), a Committee Interest Form, and an ACC Modification Request Form. The CC&Rs will provide a full description of the governing documents, rules, and regulations of Woodcreek. The Committee Interest Form details a list of committees currently active in Woodcreek and lets you know how to become involved. Last, a completed ACC Modification Request Form is required prior to making any exterior modifications to your home or lot. If you would like to obtain a printed copy of the CC&Rs, please mail a check for \$25 to FirstService Residential along with a letter stating that you wish to receive a printed copy and one will be mailed to you.

Whether you have purchased your home, or if you are leasing or renting, the pool rules and workout facility rules are applicable to all residents of Woodcreek. Included with this letter, you will find a **Pool Pass Agreement**. Please complete and return this form to the on-site office to receive your household complimentary access card and pool wristbands. You may drop off the form at the Amenities Center, or send by fax, email, or regular mail. Please familiarize yourself with the rules of the community and do not hesitate to let us know should you have any questions.

For all Amenities Center reservations and requests, please contact the Association Manager at manager@woodcreekfatehoa.com or by phone at 972-722-6484. The Amenities Center is staffed Monday through Friday. Office hours are from 9 AM to 3 PM on Mondays, Wednesdays, and Fridays, and from 1 PM – 5 PM on Tuesdays and Thursdays. For after hours emergencies, please call (877) 378-2388.

After Closing:

For your convenience, local utility and service provider information follows:

1. Water & Sewer: City of Fate; print out a new service form application at this link www.cityoffate.com/index.php?option=com_content&view=article&id=46&Itemid=128
2. Electric: visit www.powertochoose.org to compare Retail Electric Providers (REP) and their offered rates, contract lengths, and terms of service to select your desired REP.
3. To report a power outage or non-functional street light: Oncor Electric, (888) 313-4747 or online at www.oncor.com.
4. Gas: Atmos, (888) 286-6700 or <http://www.atmosenergy.com>
5. To report a potential gas leak indoors or outdoors: (866) 322-8667
6. Cable, Phone, Internet:
 - DIRECTV: (1-877)-838-3468 (Cable)
Mention the Woodcreek Account Number 033846855 to get a \$100 credit for your first year of service.
 - SuddenLink: (877) 423-2743 (Cable, Phone, Internet)
 - AT&T: (800) 464-7928 (Cable, Phone, Internet)

Please be advised of the following helpful items regarding your new community:

Link to CC&Rs: www.woodcreekfatehoa.com/formsdocuments.html

Trash Pick-up: **Wednesday (Monday in Bradfield Phase I only)**
Please do not leave your trash bins in the street or stored in public view, and place them out on collection day only.

Recycling Pick-up: **Thursday**

Bulk/Brush Pick-up: Call Progressive Waste at 903-450-8282 to schedule pick-up.

Website: www.woodcreekfatehoa.com

City of Fate: **972-771-4601**
www.cityoffate.com

Postal Service: **Rockwall – zip 75087**

UPS Delivery: **Fate – Zip code 75132**

HOA Management: **FirstService Residential, Texas**
3102 Oak Lawn Drive, Suite 202
Dallas, TX 75219
214-871-9700



Phone: (972) 722-6484

Fax: (972) 722-6133

Office Hours: 9 AM - 3 PM Mon/Weds/Fri, 1 PM – 5 PM Tues/Thurs

For emergencies, call FirstService Residential: (214) 871-9700

Important Phone Numbers

Emergency Services – Call 911

Rockwall County Sheriff's Department: (972) 204-7001 (non-emergency)

City of Fate Volunteer Fire Department: (972) 772-7994 (non-emergency)

Closest Emergency Care: Texas Health Presbyterian Hospital- North Rockwall

Emergency Room: (972) 216-8300

Open 24/7

2265 N. Lakeshore Drive at N. Goliad Street, Rockwall, TX, 75087

Turn right onto TX 66 W/W Holiday

Turn right onto John King Blvd.

Turn left onto E. Quail Run Rd.

Continue onto N. Lakeshore Dr.

Destination will be on the right.

Approximate driving time is 10 minutes to this facility.

100 Woodcreek Blvd., Rockwall, Tx. 75087
972-722-6484 Office 972-722-6133 Fax

Public Schools

Royse City ISD: (972) 636-2413

Rockwall ISD: (972) 771-0605

Miss May Vernon Elementary (Royse City ISD): (972) 635-5006

Billie Stevenson Elementary (Rockwall ISD): (469) 698-7474

Royse City Middle School: (972) 636-9544

Williams Middle School (Rockwall ISD): (972) 771-8313

Royse City High School: (972) 636-9991

Rockwall High School: (972) 771-7339

Utilities

DIRECTV: (1-877)-838-3468 (Cable)

Mention the Woodcreek Account Number 033846855 to get a \$100 credit for your first year of service.

SuddenLink: (877) 423-2743 (Cable, Phone, Internet)

AT&T: (800) 464-7928 (Cable, Phone, Internet)

Oncor Electric: (888) 313-4747

To Report Street Light Outages: (888) 313-6862

<http://www.oncor.com>

Atmos Gas: (888) 286-6700

To Report a Gas Leak: (866) 322-8667

<http://www.atmosenergy.com>



Woodcreek Homeowners Association
3102 Oak Lawn Ave., Suite 202 Dallas, Texas 75219
TEL: 214-871-9700 FAX: 214-889-9980

Woodcreek amenities, including the workout area, Amenity Center, swimming pool and restrooms, soccer field, playgrounds, etc., are private property owned by the Homeowners Association. Please treat these areas with extreme care to assist us in keeping repair costs at a minimum. Your dues contribute to the maintenance and repair of these areas, so let's work together to avoid extra association expenses!

Access Cards and Wrist Bands:

- Each household will receive one complimentary ACCESS CARD and two pool wristbands. Additional or replacement cards are available for purchase from the Association for a fee of \$25 per card. Replacement pool wristbands may be purchased for \$20 each. Should you desire to purchase additional cards, please make your check payable to Woodcreek Fate HOA and mail to: Woodcreek Fate HOA, 100 Woodcreek Blvd., Rockwall, TX 75087. In the memo section of the check please reference the number of cards or wristbands you are requesting.

Amenity Center:

- Only adult homeowners/members of the Woodcreek HOA with current accounts will be eligible to reserve the Amenity Center. Restrictions to rental/use may occur if a previous rental resulted in damages or abuse to the facility. Any homeowner/member is restricted from rental/use of the center if delinquent in Homeowner Association assessments. There is a \$500 security deposit required at the time the reservation is made, and the rental use fee for five (5) hours of \$150 is to be paid prior to the date of the event. If interested in reserving the Amenity Center for a family event, contact the Association Manager at manager@woodcreekfatehoa.com, or 972-722-6484.

Pool:

- Pool hours are 9 AM to 9 PM, seven days a week. Pool season is from May through September each year, with the facility opening on Memorial Day weekend and remaining open through the end of September (weather permitting). Adult only (18+) swim hours are from 7 AM to 9 AM each day.

- The included list of pool rules (also posted at the pool) is to maximize everyone’s enjoyment of the facilities and to create a positive environment for all. Use of the pool is “swim-at-your-own-risk,” as there are no lifeguards on duty. Access to the pool is by access card only and wrist bands are required for age 18 and over. For replacement or additional cards/wristbands, please see above. As a reminder, the ring buoys, Shepherd hooks and ropes found at the pool are not water toys. These items are life saving devices required by Texas State Code. This equipment must be kept where it can be used when needed, so please respect it—the life you save may be your own.

Workout Facility:

- The workout facility is open seven days per week, 365 days a year, from 5:00 AM to midnight. The workout facility is for homeowners and their guests. Due to the limited size of the facility, we ask that homeowners not invite more than two guests at a time. The list of guidelines below is to maximize everyone’s enjoyment of the facilities and to create a positive environment for all.
 1. Use of the workout facility is “exercise-at-your-own-risk”.
 2. Please be courteous of others when using the facility.
 3. Hours of operation are 5:00 AM to midnight. The security system will lock out all access cards after midnight.
 4. No one under the age of 16 is allowed to use the facility unless supervised by an adult.
 5. No more than two guests per household at a time.
 6. Please be responsible for your children while using the workout facility; do not let them roam the facilities unsupervised.
 7. No food allowed in the workout facility or the playroom.
 8. Leave the facility as you found it. What you bring in, please take out.
 9. Please report any inoperable or broken equipment immediately.
 10. In case of injury call 9-1-1.
 11. Shirt and shoes are required.

Soccer Field:

- The soccer field located within the Woodcreek community is for use by residents of the community. Reservations for athletic team practices on a first-come, first-serve basis may be made by contacting manager@woodcreekfatehoa.com. Please ensure that you and your team members treat the equipment as well as the field with great care.

Communication:

We do our very best to keep you informed about your wonderful community. Please make use of these outlets of information by reading email updates, the quarterly newsletter, and checking your website in order to stay “in the loop” and aware of all the fun happenings here in Woodcreek.

- Newsletter
Paper newsletters are mailed out quarterly to all residents of Woodcreek. For advertising rates, please email webmaster@woodcreekhoa.com.

- Email Blasts

Email updates are sent out approximately once per month to keep residents up to date on topical news and upcoming events. When you come get your amenities card, please ask management to help you sign up.

- HOA Website

Woodcreek features two websites: www.woodcreekfatehoa.com which provides general information to anyone, and www.texas.fsrconnect.com/woodcreek which is exclusive to Woodcreek residents. The FirstService Residential Connect website requires registration to access it. Once you are registered, you will be able to find a wealth of information, including rental forms for the various amenities, Association Documents, meeting minutes and the online calendar. You can also check your account balance, update your mailing address, contact telephone and email, and review other property information.

Exterior Modifications:

- As stated in your community documents, before making any changes or improvements to the exterior of your new home you must first obtain written approval from the Woodcreek HOA Architectural Control Committee (ACC). You may do so by submitting your completed ACC request form to the Association for approval. ACC requests are available at www.woodcreekfatehoa.com under the Forms & Documents section or from the on-site management office. Examples of exterior modifications that require prior approval are landscaping (planting new trees and shrubs, flower bed edging), exterior painting, gutters, storm doors, arbors, patio extensions, pools, playground equipment, storage sheds, etc.

Landscape Maintenance:

- Owners shall maintain their lot and adjacent street right-of-way including sod, trees, hedges, and plantings in a neat and attractive appearance. Such maintenance shall include regular mowing, edging of turf areas, weeding of plant beds, and application of fertilizer, weed control, and watering of the turf and landscaping. Diseased or dead trees or landscaping must be removed and replaced within a reasonable time frame. Turf grass (or lawns) may not exceed twelve inches in height, while grass and weeds may not encroach more than three inches onto sidewalks, driveways, or curbs. Trees, hedges, or other landscape plantings by reason of location, height, or manner of growth, must be trimmed or pruned to eliminate conditions detrimental to the enjoyment of adjoining properties or common areas (in the opinion of the Association).

Prohibited Vehicles:

- Commercial vehicles, trucks in excess of one ton, inoperable vehicles, recreational vehicles, trailers (either with or without wheels), golf carts, campers, camper trailers, boats and other watercraft, and watercraft trailers other than conventional automobiles may not be parked, kept or stored on any lot or street unless stored or placed within the garage or screened from view of the general public. If you need an exception for a short period of time, please call the on-site management office at (972-722-6484) or email us (manager@woodcreekfatehoa.com) and we will work with you.

Signs:

- No advertising signs, signs of protest or complaint, or signs offering a home for lease or rent may be displayed.

Trash Receptacles:

- Community trash pick-up is every Wednesday with Recycling pick-up on Thursday. The only exception to this is Bradfield, Phase 1, which has trash pick-up on Monday (Recycling on Thursday). Trash may be placed curbside the evening before trash pick-up day and must be returned to storage on the day of trash pick-up. Trash containers must be stored inside the garage, fenced yard enclosure, or along the side of the home and may not be kept along the front façade of the property in public view. To schedule bulk waste removal, please contact Progressive Waste (formerly IESI) at 903-450-8282 or by email at iesifate@iesi.com. Additional information on allowable bulk waste items, brush pick up, and recycling is found at www.iesitexasregion.com.

On-Site Management Office Hours:

- The Amenities Center is staffed Monday through Friday. On-site management hours are from 9 AM to 3 PM on Monday, Wednesday, and Friday, and from 1 PM to 5 PM on Tuesday and Thursday. The remaining hours are devoted to inspections to enforce the community deed restrictions, administrative functions, vendor bidding and supervision, and related managerial duties. The on-site manager may be contacted via e-mail at manager@woodcreekfatehoa.com or by phone at 972-722-6484. Welcome to Woodcreek, a great place to call home!



Frequently asked questions about HOAs

1. What is a homeowners association?

- Automatic and mandatory homeowners associations (HOA) are part of an overall concept of residential property ownership. Purchase of a home or lot brings with it membership in the association which provides the structure for operation and management of the residential community concept. Membership includes certain mandatory obligations, financial responsibilities, and adherence to the rules of the association.

2. What is the overall purpose of the HOA?

- The community association gives continuity to the community, preserves the architectural integrity, maintains the common properties, and promotes the community concept while protecting the community's property values.

3. What is the purpose of the governing documents?

- The purpose of a community association's governing documents is to provide for the legal structure and operation of the community. The documents:
 - Define the rights and obligations of both the association and its owners
 - Create a binding relationship between each owner and association
 - Establish the mechanisms for governing and funding the association's operations
 - Set forth rules and standards for the:
 - Protection of both owners and the community
 - Enhancement of property values
 - Promotion of harmonious living

4. What do my dues cover?

- All community associations have fees or dues (assessments) that must be paid to the association. Depending on the association, the assessments may be paid monthly, quarterly, or annually and may cover such costs as:
 - Landscape and maintenance of common areas
 - Repairs and maintenance of amenities (pool, clubhouse, exercise room, trails, etc.)
 - Social activities
 - Police patrol
 - Insurance

5. What doesn't the HOA do?

- Your HOA management team is there to serve the residents. However, it cannot resolve domestic disputes or disagreements between neighbors, act as a substitute for police or law enforcement, supply security services or attempt to control county or city services.

6. What are the CC&R's?

- The Covenants, Conditions, and Restrictions are guidelines that were established to ensure a level of design consistency and help overall character of the community. All residents are required to familiarize themselves with these documents and receive necessary review and approvals to comply with the terms of the CC&R's in the event you wish to make any changes or improvements to the exterior of your home or lot. Builders are typically responsible for initial construction.

7. What is the role of the Board of Directors?

- The board manages the community. The role and scope of authority of the board may be broad or specific, depending on the association's governing documents and the law. Examples of the powers generally granted by the governing documents and state law to the board include:
 - The authority to set goals, standards, and policies for the association
 - Enforcing the governing documents
 - Maintaining the property
 - Maintaining the association's financial stability
 - Purchasing adequate insurance
 - Entering into contracts for services
 - Creating and supervising committees
 - Conducting annual meetings and board meetings

8. Why do we need FirstService Residential if we have a Board?

- FirstService Residential specializes in managing community properties and provides expertise in all areas of fiscal service including financial preparation, collections, administrative, record keeping, transfer and resale certificates, governing document compliance, common area maintenance, board of director and committee development, resident services, newsletter preparation, and more. In addition, boards are not accustomed to serving as a contact with repair contractors, developers, local politicians, city, county, or state government agencies and other offices with which community associations often need to work.

9. What is my role as a homeowner and member of the HOA?

- Members of the homeowners association have two responsibilities: one to themselves and to their individually owned property, and one to the association and the community concept. Apathy by individual members can render the association ineffective and can destroy the community concept. To maintain the quality of life that accompanies a well-maintained residential community, each individual member must do his or her part. The success of the homeowners association will depend on how well each member meets and keeps the responsibilities that are established by the covenants creating the overall community concept.

10. How else can we foster the community concept?

- Resident involvement in community associations is increased when owners partner with the management team and become actively involved as volunteers to create fun programming that fosters community spirit and creates lifelong friendships among neighbors. Community spirit means pride in a community. And spirited communities, like safe neighborhoods, traditionally have higher resale values. Community spirit also creates an emotional equity that sets neighborhoods apart from the rest.

**WOODCREEK FATE HOA –
ARCHITECTURAL CONTROL COMMITTEE
Property Modification Approval Request Form**

ACC Use Only
DATE REC'D.

As each of us bought our property in the community, we agreed by our signatures to abide by the Declaration of Covenants, Conditions and Restrictions (a.k.a. CCRs or Deed Restrictions). The Deed Restrictions protect our property values by keeping the community a highly desirable place to live. ACC (Architectural Control Committee) approval must be obtained prior to the start of your project. To avoid delay, make your request as complete as possible and type or print legibly. Incomplete requests will be returned for additional information. Incorrect information or changes made after approval invalidates approval. The ACC tries to assure that all changes to our properties conform to the appropriate Deed Restrictions. Thank you for your understanding and cooperation.

1. ABOUT THE RESIDENT(S)

<i>Name(s)</i>	
<i>Address</i>	
<i>E-Mail</i>	
<i>Phone(s)</i>	<i>Best time to call</i>

2. ABOUT THE PROJECT

<i>Proposed start date</i>	<i>Proposed completion date</i>
<i>Describe the nature of the project (attach pages as necessary)</i>	
<i>Location (attach sketch/drawing)</i>	
<i>Dimensions</i>	<i>Distance from fences and easements</i>
<i>Colors</i>	<i>Shape</i>
<i>Materials</i>	
<i>Builder</i>	
<i>Other (specify)</i>	

IMPORTANT: Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project's location and its relationship to property lines, neighbors, construction, easements, etc.

3. ABOUT THE REQUIREMENTS

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>		I/We have read the appropriate Deed Restrictions
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	I/We have obtained a City building permit (attach copy)
<input type="checkbox"/>	<input type="checkbox"/>		This project will require fence removal (if yes, inform Association Manager)
<input type="checkbox"/>	<input type="checkbox"/>		Completed project will be visible from the street
Check any that apply:			<input type="checkbox"/> Corner lot <input type="checkbox"/> Iron park fencing <input type="checkbox"/> Project already started/completed

<i>Homeowner's Signature</i>	<i>Date</i>
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Signature constitutes permission for ACC members to inspect property and agreement to abide by ACC's decision.

Mail this request, along with all supporting documents, drawings, photographs, etc. to

Woodcreek Fate HOA
c/o FirstService Residential
Attention: Manager
100 Woodcreek Blvd
Rockwall, TX 75087

For additional information email or call: Association Manager Phone: 972-722-6484 manager@woodcreekfatehoa.com FAX: 972-722-6133

**WOODCREEK
HOMEOWNERS ASSOCIATION, INC.**

Committee Interest Form

_____ Yes! I want to join a committee!

My Name: _____

My Address: _____

My Phone Number(s): _____
(Home/Cell) (Work)

My E-Mail Address: _____

Please place a check mark to indicate interest:

_____ **Social Committee** (organizes social events including Fall Festival, Daddy/Daughter Dance, and Polar Express, assists subcommittees such as Team 50)

_____ **Welcome Committee** (organizes and distributes welcome packets for new residents of the community, hosts quarterly welcome events for all members of Woodcreek)

_____ **Communications Committee** (assists with quarterly newsletter articles, posts Facebook updates, researches & publicizes local news and events of interest to residents)

_____ **Landscape Committee** ('eyes' of the community, provides input to landscaping and irrigation concerns/improvements, Yard-of-the-Month and Holiday Lighting Contest judges)

_____ **Safety Committee** (often works with the Sheriff's Dept. and Neighborhood Watch, informs neighborhood of any safety concerns)

_____ **Sunshine Committee** (To express congratulations, sympathy or concern to members of the Community in the event of illness, bereavement or milestone events.)

Please return to: **WOODCREEK Homeowners Association**
100 Woodcreek Blvd.
Rockwall, TX. 75087

By fax: 972-722-6133

By email: manager@woodcreekfatehoa.com

AMENITY RENTAL AGREEMENT

WOODCREEK

F A T E - T E X A S

First Name: _____ Last Name: _____

Address: _____ City/State: _____ Zip _____

Cell Phone: _____ Email: _____

Applicant Type *(please check one)* Homeowner Renter

Please describe purpose of your event: _____

Please check the box for the amenity you wish to rent. All amenity rentals pend availability on the calendar.

Clubhouse Interior	Pool	Outdoor Kitchen	Soccer Field
Rental Fees: \$100 per five-hour rental Monday through Thursdays. \$150 per five-hour rental Friday through Sundays. Deposit: \$500 (refundable) Additional Hours: \$30 per hour Max Guests: 85 <input type="checkbox"/>	Rental Fees: Complimentary Four-hour maximum Max Guests: 25 <input type="checkbox"/>	Rental Fees: \$25 per two-hours of use Four-hour maximum in conjunction with a pool party. Max Guests: 25 <input type="checkbox"/>	Rental Fees: Complimentary Four-hour maximum Max Guests: None <input type="checkbox"/>

Date of Event: _____ Start Time: _____ End Time: _____ Est. Attendance _____

Food & Beverage present? Yes No Caterer? Yes No Alcohol? Yes No
 (Please refer to rental policies)

PAYMENT INFORMATION

(Check or money order only. Please make checks payable to Woodcreek Homeowners Association)

Security Deposit: \$ _____ Check #: _____

Rental Fee: \$ _____ Check #: _____ Date of Payment: _____

Rental check must be from a current homeowner with a Woodcreek address printed on the check. Cash is not accepted. In the event that a check bounces, your homeowner account will be charged the rental fee in which the resident has 30 days to pay or access to amenities will be suspended.

Woodcreek Homeowners Association officially reserves facilities on a first-come first-serve basis (up to 90 days in advance) upon receipt of rental fee, deposit and signed agreement.

RENTAL POLICIES

Eligibility

Only adult homeowners/members of the Woodcreek HOA with accounts in good standing, or authorized tenants are eligible to reserve applicable HOA amenities. Events must be reserved by a current Woodcreek homeowner or authorized tenant in person at the Woodcreek HOA Office. Reservations are available on a first come, first served basis upon receipt of security deposit, rental fee and the executed contract up to 90 days in advance.

No reservations will be accepted on days of HOA community events without manager approval and recurring rentals are not permitted unless sponsored by a Woodcreek Committee or Board approved Club. Homeowner/member is required to be in attendance at all times during the event and agrees to be responsible for the actions of all guests and attendees. Woodcreek reserves the right to refuse a rental and/or future rentals in the event facilities are left in poor condition or if there is evidence of policy or rule violations.

Amenities

- **Clubhouse Interior**- Each Clubhouse rental will include two living spaces, a dining area, full kitchen, conference room, and gated patio area. Maximum amount of people is 85 per fire code. Each renter will also have access to 7 six-foot rectangular tables and approximately 30 folding chairs.
- **Pool**- Each Woodcreek Pool party is equipped with tables and chairs and includes access to the outdoor restrooms. Tables and chairs are first come, first serve. Please note that reservation of a pool party does not include entry into the clubhouse unless both are reserved together.
- **Outdoor Kitchen**- Each Outdoor Kitchen rental is reserved in conjunction with a pool party reservation with a maximum of 25 guests. The Outdoor Kitchen includes a propane grill, sink, and large counter space.
- **Soccer Field**- The Soccer Field is reserved on a first come, first serve basis. Residents must bring seating if desired and leave the amenity clean and presentable. No trash shall be left on the field.

Duration of Event

Rentals are established in 5-hour increments for the Clubhouse, and 4-hour increments for the Pool. If you require additional time, you may wish to consider reserving additional time slots. Additional time slots are for Clubhouse rentals only and may not exceed 2 hours prior or 2 hours after the event, unless rented for the full day. Additional hours will require added fees (\$30 per hour). Please check with management to determine fee structure. All events involving clubhouse rentals will end by no later 12 a.m. Clean up of the facility and all attendees must exit the building by no later than 12 a.m.

Please note: all rental times include set-up and clean-up times. Allow time to clean before your rental time ends.

Guest Conduct

The Renter is responsible for ensuring all guests adhere to the policies of the HOA. The Renter is also responsible for all damages, including damages caused by attendees. Financial responsibility for any and all damages, as determined by the Board of Directors and/or FirstService Residential, will be the sole

responsibility of the Renter. Renter shall reimburse the association for any excess costs immediately upon notice of the amount due. Balances that remain unpaid will be charged to the homeowner's/member's account and could result in loss of amenity privileges. Guests are not allowed use of the fitness equipment during any and all events.

Deposits / Fees / Cancellations

A \$500 refundable security deposit is required at the time the reservation is secured and must be made payable by check in the name of the Woodcreek homeowner or authorized tenant. The deposit will be refunded only if the amenity is kept to approved standard by management.

Cancellations must be made 3 days preceding the event. (The rental fee will be forfeited). If you call 972-722-6484 to cancel less than 3 days preceding your event, you will have the option to forfeit your fee or reschedule to occur within 90 days of the original rental date.

Food & Beverage

Rentals include the ability to bring in food and beverage products (please refer to Release & Indemnification below). In the event alcoholic beverages are being served, the Association assumes no responsibility for any service to minors or incidents resulting from alcohol service during rental. Alcohol is only permitted inside the clubhouse.

Decorations / Set-Up / Clean-Up

No decorations or temporary fixtures may be affixed to the building, walls or any architectural feature with nails, tacks, staples, or any application that will cause irreversible damage. Tape is not permitted on any walls or fixtures. Please note additional guidelines:

- All decorations must meet fire department standards.
- All elaborate decorating plans must be approved by the General Manager prior to the finalization of event details.
- All candles must be dripleless and enclosed in glass.
- All deliveries of decorations, wedding cakes, theme party props, and band equipment must be coordinated directly between the renter and the vendor. The renter or representative must be present to sign for all deliveries and must be approved and coordinated with management prior to the event.
- All decorations must be removed, all rented facilities cleaned, trash picked up, and trash receptacles emptied within rental period. You will not be allowed to arrive earlier than one hour prior to your rental time (for set-up only), and you must have all facilities cleaned and vacated no later than the end-time on your rental agreement.
- Helium balloons are not permitted in the Clubhouse due to high ceilings. Balloons in the pool area must be removed immediately after your event and are not permitted in the water due to possible pool filter damage.
- Management will provide guidelines for set-up and clean-up procedures upon execution of this agreement.

General Event Policies

The Renter agrees to adhere to the following General Event Policies:

- Events taking place during regular HOA office hours will be subject to the association conducting business at the same time. HOA cannot close the clubhouse during regular hours of operation but will do our best to minimize the resident traffic during the event.
- Management staff may or may not be present during your event and will have access to all areas of the facilities.
- An inspection of the rental facility will take place after the event with an HOA staff member/Event Ambassador to check for any damages to the property during the event. Should any damages be found the Homeowner/Member responsible for renting the facilities will receive an itemized list and estimated costs. Payment of the charges will be due within 30 days of receiving the bill. Charges not paid within 30 days will be charged to the Homeowner/Member's HOA account and could result in loss of amenity privileges.

- All HOA rules pertaining to use of facilities, including but not limited to, pool rules, etc. are required to be adhered to by renters and invited guests.
- Sexually oriented events or sexually oriented entertainment at events is prohibited.
- Noise and music must be maintained at a level which does not disturb neighboring homeowners or the general public. In the event of complaints, from officials or the general public, violation penalties may be assessed.
- Association sponsored community events are exempt from rental fees and take precedence over private rentals.
- Smoking is not permitted except on the front porch.
- Pets are not permitted inside the clubhouse or within pool amenities with the exception of those aiding the disabled.
- All parents of children attending an event are required to stay and supervise their children the entire duration of the event.
- No wet bathing suits or bare feet are permitted in the clubhouse at any time.
- No grills of any kind are permitted inside the pool area.
- There is 24-hour security cameras located in and around the Woodcreek Amenity Center which record and retain footage for homeowner reference.
- The grill should be used by an adult member of the party, propane tank must be turned off after usage, and the grill must be locked back before leaving.
- Woodcreek Homeowners Association is not responsible for personal property left on premises.
- Woodcreek Community Association, Inc., reserves the right to determine what may be an appropriate function to be held at its facilities, including the right of refusal. The Association may, in its sole discretion, change, modify, or alter its facility guidelines and policies in the future. Rental fees may increase with increased demand.

Event Key Information

The Renter agrees to adhere to the following Key Agreement:

I, _____, acknowledge that it is my responsibility to pick up any keys needed for the reserved amenity prior to the event, and during HOA office hours.

Office hours are from 9 AM to 3 PM on Monday, Wednesday, Fridays, and from 1 PM to 5 PM on Tuesdays and Thursdays. I understand that the contact information provided is the best way to contact me via email, phone, and text in regards to picking up my key. Management will send a key pick-up reminder prior to the event.

If I am unable to pick up my key, or reach out to management during business hours, rental may be subject to forfeiture of the event.

Resident Signature: _____

In the event of an emergency during your event, please contact 911 and the FirstService Customer Care Center at 877-378-2388.

Required Signature

I have read all of the rental policy information and by signing below, I agree to comply with the provisions of this rental agreement. I understand that my security deposit may be forfeited or I may be billed for any additional expense should any of the aforementioned requirements be ignored or abused, or if any damages are a result of the actions of my rental.

Renter(s) acknowledges that his/her use of the facility is purely for the pleasure of his/her guests. The Woodcreek Board of Directors sanctioned community events shall be permitted for the benefit of the community. Renter further acknowledges that neither FirstService Residential Management Company ("Manager"), nor the Woodcreek Homeowners Association ("Association"), has assumed any responsibility for, nor shall the Manager or the Association have any liability for, the actions or inactions of the renters and his/her guests and invitees or for any injury, damage or loss any person may sustain while using the facility or in connection with or as a result of any activity, including consumption of alcohol or other intoxicating substances, engaged in by any person while using the facility.

Renter(s) on behalf of himself, his heirs, successors and assigns, and on behalf of his/her guests and invitees, their heirs, successors, and assigns hereby releases the Manager, the Association and the respective officers, directors, shareholders, agents, members, successors and assigns, from any claims which renter(s), his or her guests, and invitees, now have or may hereafter have which are related in any way to any loss, damages or injury that may be sustained in connection with their use of the facilities or as a results of any activity, including consumption of alcohol or other intoxicating substances, engaged in while using the facility.

Renter(s) on behalf of himself, his heirs, successors and assigns, agrees to indemnify, defend and hold harmless the Manager and the Association and their respective officers, directors, shareholders, agents, members, successors, and assigns against any and all claims, demands, damages, costs and expenses, including reasonable attorney fees arising from the user of the facilities, including the buildings and sidewalks adjoining same, by the Renter(s), his or her guests, and invitees, or as result of any activity including consumption of alcohol or other intoxicating substances, engaged in by an such person while using the facility. In the event any action or proceeding is brought against the Manager or the Association, their respective officers, directors, shareholders, agents, members, successors, or assigns by reason of any such claim, renter(s) covenants and agrees to pay all costs of defense of such action or proceeding by council satisfactory to the manager and the Association.

By signing below, I acknowledge the above rules and verify that all members of my party will abide by these guidelines as well as any other posted pool rules. Failure to comply with these rules will result in termination of your household's right to host events as well as temporary or permanent suspension of your access privileges.

Signature: _____

Print: _____

Date: _____



AMENITY ACCESS CARD AGREEMENT

The Woodcreek Homeowners Association assumes no responsibility for personal injury, theft or damage to personal property resulting from use of the amenities. Only Woodcreek residents (and their guests) in “good standing” with the Homeowners Association are permitted access to the facilities. “Good standing” with the HOA means that the homeowner account dues are current and there are no outstanding violations on the account. All amenities are under video surveillance.

Each household will receive one complimentary ACCESS CARD. Additional or replacement cards are available for a fee of \$25 at the on-site office. The on-site office phone number is 972-722-6484.

By signing this document, I (we) agree to follow all amenity rules and regulations. **I (we) understand that any violation of the rules may result in the suspension of household access privileges at the sole discretion of management.**

I hereby agree that I have read and understand the Woodcreek Fate Amenity Rules and release the Woodcreek community, the Woodcreek Fate Homeowners Association, First Service Residential and its employees, and any Builders operating within the confines of the Woodcreek Fate community from any responsibility or liability regarding the use of the Amenities area and all its affiliated amenities at the Woodcreek Fate community. All of the aforementioned may not be held liable for any person claiming any loss or damages arising in whole or in part from negligence or oversight, including without limitation, indirect, special, or consequential loss or damage arising from personal injury or death, destruction of property, trespass, loss of enjoyment or any wrong or entitlement to remedy based upon, due to, arising from, or otherwise relating to the design, construction, maintenance, or use of any amenity associated with the Woodcreek Fate community, Woodcreek Fate Homeowners Association, First Service Residential and its employees, and any Builders. As the undersigned, I also accept responsibility for the care of these amenities, (pool, kiddie pool, playground, amenity center, cabana, restroom facilities, workout facility, playroom, tot parks, etc.) and agree to pay for any damages caused by my family and/or guests.

Name: _____ Phone: _____

Address: _____

Email: _____

Signature: _____ Date: _____

If you are renting/leasing the home, please provide the name of the property owner/leasing agency:

_____ **Lease Start Date:** _____ **Lease End Date:** _____

Please attach a copy of the first page of your lease to this document.

Please list all members of your household below:

Name _____ Over 18? (y/n) _____

Name _____ Over 18? (y/n) _____

Name _____ Over 18? (y/n) _____

Name _____ Over 18? (y/n) _____



POOL RULES & REGULATIONS

For emergencies, please call 9-1-1

On-site management phone number: 972-722-6484

ACCESS AND WRISTBANDS:

Access to the pool/amenities area is for members of the Homeowners Association and their guests only. A valid amenities access card and pool wristbands are required for entry. The pool ambassador has the right to check visitors' ID to confirm residency.

GUESTS:

Guests are limited to 4 per household and must be accompanied by a homeowner. Large groups/parties must contact management for reservations. Private party rentals are not accepted, as the pool is designated for use by all residents in good standing.

HOURS:

9:00 AM – 9:00 PM May through September – Exercise Only 7 AM – 9 AM

RULES:

1. No lifeguard on duty – *SWIM AT YOUR OWN RISK!*
2. Pool wristbands must be worn by adult residents (18+) while at the pool
3. Residents under 18 years of age may not enter unless they are accompanied by an adult
4. Swimmers must shower before entering the pool
5. No smoking in the pool area
6. Alcohol may not be brought into or consumed within the pool area
7. The pool ambassador reserves the right to search any coolers
8. Food and/or beverages may not be consumed while in the pool
9. No glass containers are permitted for food or beverages – plastic only, please
10. No animals are permitted in the pool enclosure area (*service dogs excluded)
11. Persons with infectious diseases may not use the pool
12. Infants and toddlers must wear swim diapers at all times
13. Children in the spray park must be supervised by an adult at all times
14. No rafts or other large flotation devices are allowed
15. Running, rough housing, diving, flips, and ball throwing are prohibited
16. Abusive language, excessive noise, rude behavior, and loud radios will not be tolerated
17. Swim wear only is permitted in the pool; no street clothes, please
18. All pool toys, food, trash, and decorations must be removed before leaving the pool
19. Balloons in the pool area must be removed immediately after your event and are not permitted in the water.
20. The Homeowners Association assumes no responsibility for loss, theft, or damage to personal property or possessions in the pool area, and assumes no responsibility for any personal injury to you, your family members, or guests resulting from use of the pool



FITNESS CENTER & COMMON AREAS

The recreation facilities, including the workout area, clubhouse, swimming pool, outdoor kitchen, soccer field, playgrounds and restrooms, are private property owned by the association. Please treat these areas with extreme care. Resident dues contribute to the maintenance and repair of these areas. Let's work together to avoid extra association expenses.

Each household will receive one complimentary ACCESS CARD. Additional or replacement cards are available for a fee of \$25 at the on-site office. The on-site office phone number is 972-722-6484.

Please make your check payable to Woodcreek Fate HOA and mail to Woodcreek Fate HOA at 100 Woodcreek Blvd., Rockwall, TX. 75087. (Please do not share your card - they are "For Homeowners Only"). The workout facility is for the homeowners and their guests. Due to the limited size of the facility, we ask that homeowners do not invite more than two guests at a time, per household. At no time will the workout facility be "off limits" to any homeowner who is in good standing with the HOA. The list of guidelines below is to maximize everyone's enjoyment of the facilities and to create a positive environment for all.

HOURS:

The workout facility will be open seven days a week, 365 days a year, from 5:00 a.m. to midnight.

RULES:

1. Use of the workout facility, outdoor kitchen, soccer field, and playgrounds are "use-at-your-own-risk".
2. Please be courteous of others when using the facility.
3. Hours of operation are 5:00 a.m. to midnight. The security system will lock out all access cards after midnight.
4. No one under 16 is allowed to use the fitness center unless supervised by an adult.
5. No more than two guests per household, using the fitness center at a time.
6. Children are to remain in the play area and should not roam freely through the facility.
7. No food allowed in the workout facility or the play area.
8. Leave the facility as you found it. What you bring in, please take out.
9. Please report any inoperable or broken equipment immediately.
10. In case of injury call 9-1-1.
11. Clean up all garbage acquired at common areas.
12. Contact management to reserve the soccer field for practice. Reservations are first come first serve.
13. Any damages to common areas will result in access suspension and/or fines to the homeowner responsible.
14. Defacement of HOA property will result in amenity access suspension and/or fines.

VIOLATION OF AMENITY RULES MAY RESULT IN TEMPORARY OR PERMANENT LOSS OF YOUR HOUSEHOLD ACCESS PRIVILEGES