



RULES AND REGULATIONS

APPROVED BY THE BELLAVITA HOA BOARD OF DIRECTORS

July 23, 2014

**These Rules and Regulations may be amended or repealed at any
time by the BellaVita HOA Board of Directors**

BellaVita Rules and Regulations

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1. STATEMENT OF RESPONSIBILITY AND RESPECT

BellaVita Clubhouse and facilities are owned by all BellaVita homeowners for their use and enjoyment. They are not owned individually, but jointly. Activities and use of the facilities should happen with all residents in mind. While the rights of individuals must be respected, the rights of all homeowners as a group must also be respected. All revenues taken in by the clubhouse go to the BellaVita Homeowners Association and applied as a debit (reduction) to the clubhouse operating expenses. The adjusted clubhouse operating expenses are then paid by the HOA and included in the calculation of the homeowners annual assessment. BellaVita will be as successful and fun as the residents of BellaVita make it. To keep the facility expenses low please take care of the equipment. Use the facilities as if they were an extension of your own home.

The Rules and Regulations for BellaVita have been developed by the Homeowner's Board in conjunction with Committees to reflect the desires of the community as a whole. The rules are established to administer a common set of guidelines to all of the common areas (e.g. Clubhouse, annex, pool, patio, lake areas) within the BellaVita community. These R&R's are set up to provide as much flexibility as possible to accommodate the diverse interests of the active adults in BellaVita. The Board is the final authority on rules and has delegated the administration of the rules to the BellaVita Clubhouse Staff and the Clubhouse Committee. Please respect the Clubhouse staff when they ask for your assistance with respect to any rule. Any concern with respect to one of these rules should be brought to the attention of the Board via a homeowner concern form available at the club desk.

THESE RULES AND REGULATIONS MAY BE AMENDED,
OR REPEALED AT ANY TIME BY THE BELLAVITA HOA BOARD

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2. HOURS OF OPERATION

Library Hours:

Library will open at the same time the Clubhouse opens and will close at dusk except for Sunday when it will close at 6:00 pm. Annex will remain open when meetings are scheduled.

Interior of Clubhouse:

Monday	11:00 am - 10:00 pm
Tuesday	10:00 am - 10:00 pm
Wednesday	10:00 am - 10:00 pm
Thursday	10:00 am - 10:00 pm
Friday	10:00 am - 10:00 pm
Saturday	10:00 am - 10:00 pm
Sunday	12:00 pm - 6:00 pm

Swimming Pool, Spa and Fitness Center:

Monday	6:00 am - Midnight
Tuesday	6:00 am - Midnight
Wednesday	6:00 am - Midnight
Thursday	6:00 am - Midnight
Friday	6:00 am - Midnight
Saturday	6:00 am - Midnight
Sunday	6:00 am - Midnight

Children's Hours for Pool

Tuesday, Thursday	3:00 pm - 6:00 pm
Saturday, Sunday	1:00 pm - 6:00 pm

Holidays

The Clubhouse will be closed on the following holidays: New Years Day, Easter, Mother's Day, Father's Day, Labor Day, Thanksgiving, Christmas Eve Day and Christmas Day. On Memorial Day and Fourth of July, the Clubhouse will only be open to facilitate the holiday events sponsored by the Veteran's Organization.

3. GENERAL RULES

- A. In order to insure every residents' enjoyment of all BV facilities, all persons using the facilities shall conduct themselves in a courteous manner with due regard for the rights of others to use and enjoy the facilities. Violations of rules and regulations could result in suspension of club usage for a period prescribed by the Board of Directors.

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- B. The number of persons using any or all of the recreational facilities at a given time may be limited as determined by the Clubhouse Manager.
- C. All room usage will be scheduled in advance through the Clubhouse Manager.
- D. Supplemental rules and regulations will be posted in specific areas, rooms or facilities as needed. All residents and their guests will be responsible for reading and abiding by these rules.
- E. All persons using the Clubhouse facilities will follow the instructions and decisions of the Clubhouse Manager or members of the Clubhouse Staff regarding the use of the facilities, priority use, and the length of time. Persons who fail to comply with the rules will be asked to leave the premises.
- F. The Clubhouse will not be responsible for lost, stolen or damaged personal items, either left unattended or in lockers. The staff will not be able to hold or watch personal items while residents are using the club facilities.
- G. All new residents are required to complete a new residents orientation prior to first use of the club facilities.
- H. Guests must have a club ID visible. BV Residents should wear their ID badges at all times when using the facilities.
- I. The Clubhouse and facilities including Pool and Spa are designated as NO SMOKING including ELECTRIC CIGARETTES OR TOBACCO PRODUCTS.
- J. No pets are permitted in the Clubhouse, Annex or on the Pool Deck.
- K. Casual attire is permissible until 6:00 pm; after 6:00 pm tank tops are not acceptable except in the Fitness Center. All persons are required to wear shoes, shirt, or other covering garment over their bathing suits in the Clubhouse at all times. Proper attire for special events will be specified for each event.
- L. Food and drink will be permitted in the Ballroom, the Arts & Crafts Room, and in the Swimming Pool area. Glassware is not allowed in the pool area. Plastic water bottles only will be permitted in the Fitness Room. Food or drink will not be permitted in the Billiard Room, the Library, or in the Computer Room.
- M. Alcoholic beverages may be brought into Club BellaVita, but only in facilities where eating or drinking is permitted.
- N. Clean up and removal of trash is expected of all groups/individuals using the facilities.
- O. The staff of BellaVita is authorized to utilize the Club facilities before scheduled work hours, after scheduled work hours, and anytime after 5 pm if they are not working.

4. ID BADGE INFORMATION:

- A. *Resident/Owner ID badge* – ID badges are available from the Clubhouse during posted hours. BV Residents should wear badges at all times when using the Clubhouse. In

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order to obtain an ID badge, each resident is required to attend an orientation. At this time, proof of ownership (warranty, deed, or closing letter) as well as personal identification (driver's license, voter registration, credit card, etc.) must be submitted. **Every household will receive two (2) badges.** Up to two (2) additional passes may be purchased for residents of the household for a maximum of four (4) total per household. See Section 5 for fees.

- B. *House Guests* – A “house guest” is a guest staying on-site at a resident's home. House guests may be sold an ID badge for a period of a week or 30 days, not to exceed 60 days. BV Residents must accompany guests to the Clubhouse Service Desk in order to obtain an ID badge. A photo ID will be required as proof of guest's age as being 19 years or older. See Section 5 for fees. The house guest with the ID badge may use the Club Facilities without being accompanied by a BV Resident if they have received orientation.
- C. *Visitors* – A “visitor” is a guest not staying on-site. Visitors are permitted to use the Clubhouse facilities but must be accompanied by the resident. A visitor must sign in at the Clubhouse Service Desk and obtain a pass in order to use the facility. They must sign out and return the badge when finished using the facility. See Section 5 for fees and Section 7 for age limitations.
- D. *Children* – Children are permitted only in the pool and outside area. BV Residents must purchase a wristband for the children to use the swimming pool during designated hours from the Clubhouse Service Desk and must accompany children at all times. Children will be permitted to attend events specifically planned for them. See Section 5 for fees.
- E. *Single Resident guest ID badges* –
 - 1. All BV Residents with single status can obtain one reusable guest pass from the Clubhouse Service Desk. This pass will enable you to bring one guest at any time to the Clubhouse at no additional charge.
 - 2. You must surrender your resident ID badges to the Clubhouse Service Desk prior to exchanging for a single resident guest pass or a new resident pass.
 - 3. Single residents with a resident guest pass are able to purchase an additional ticket for an event during the entire time of ticket sales.
 - 4. Class registration will be available for the guest of the single resident (one guest at a time per Class) at the same existing fees as residents.
 - 5. ID badge is not to be used by anyone other than the guest of the single resident.
- F. BV Residents are responsible/liable for the actions of their guests (Houseguests, Visitors, Children, Personal Trainers, Physical Therapists and Single Resident guests) at all times when using the Clubhouse facilities. (See the Villas Master covenants, Section 4.)
- G. When a caretaker is required to accompany a resident, the guest fee will be waived and a badge will be provided with the title “caretaker”. The generic term “caretaker” will be

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used on the badge to facilitate usage by more than one named caretaker. The Clubhouse Manager is authorized to issue the badge when requested by a resident with details of the reason for the visitor. The caretaker must be over the age of 19 years and may participate in the activity of the residents as long as it does not restrict usage by other residents desiring to use the devices such as pool table, treadmill, etc. The badge will be surrendered after its usage is no longer needed.

5. FEES:

- A. Club BellaVita and the BellaVita Homeowners Association is a non-profit organization.
- B. Fees may be assessed for various Clubhouse activities such as parties, trips, activities or classes that have outside fees associated with them. These fees will be based on cost and overhead and paid to the BellaVita Homeowners Association.
- C. BV Residents' ID badges (resident and guest) will be replaced for a \$5.00 fee at the Clubhouse Service Desk.
- D. The fee for each additional BV Residents' ID badge will be a prorated share of the annual assessment allocated to the Clubhouse.
- E. Lost or damaged pool key cards will be replaced for a \$5.00 fee.
- F. Lost or damaged gate openers can be replaced for \$30 each. If a household has more than two "BV documented" vehicles, they may purchase up to two additional openers for \$30 each. To preserve the security of our community, gate openers must not be given to non-residents. Please report a lost or stolen pool key card or gate opener to the Clubhouse Service Desk as soon as possible. New BV Residents receive ID badges, pool key cards, and gate openers at no charge as part of their orientation.
- G. EZ-tag gate entry is available for homeowner vehicles only. Documentation showing that the vehicle resides at a BellaVita address (vehicle registration, Insurance card or sales receipt) is required prior to activating an EZ-tag or to purchase additional gate openers.
- H. Houseguests will be charged a non-refundable fee of \$15.00 per week, or \$30.00 for up to 30 days to use Club BellaVita.
- I. Children under 19 will be charged for a wristband at the same rate as houseguests and visitors.
- J. Guests/Visitors will be charged \$3.00 per day.
 - 1. The maximum number of visitors allowed per household per day is 15. More than 15 visitors per household will be considered a special event and rental rules and fees apply.
 - 2. When a visitor is attending a private event whereby a rental fee has been collected or the visitor purchases a ticket for the special event, the \$3.00 guest fee will be

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waived. The visitor will only have access to the area where the event is being held and for the scheduled time period of that event.

6. BV RESIDENTS RENTALS

- A. BV Residents may rent the ballroom and or the Arts and Crafts Room for personal events. See the Clubhouse Manager for reservation procedures and fee information. Room Reservation requests by BV Residents must be arranged with the Clubhouse Manager. Any variation from BellaVita Rules must be reviewed by the BellaVita Homeowners Association Board of Directors.
1. BV Residents must fill out the appropriate paperwork and make all necessary arrangements with the Clubhouse Manager to receive the BV Resident rental rate. BV Residents may rent the Ballroom and or the A&C room for an adult event for themselves at the discounted club resident's rate. The resident must be the party or event honoree. The penalty for falsification of information to obtain the rental will be the forfeiture of the deposit. If a BV Resident is not present for the entire event, including set-up and clean-up, the deposit will be forfeited. **No exceptions.** Hours for the rental are not to exceed 12:00 am. Rental fee is \$100 per hour for the ballroom, which includes use of the kitchen, and \$25 per hour for the use of the craft room. When a BV Resident rents the ballroom, they are entitled to one hour set up and one hour clean up without charge. A \$500 deposit is required for the ballroom and \$250 for the craft room and will be held until final inspection is completed.
 2. A reservation is not considered confirmed until the official "Application for Exclusive Use Form" has been completed and the required deposit has been paid.
 3. Acceptance of all reservations is subject to the BV Resident agreement to abide by the rules for using the facilities and assuming full responsibility for the actions of their guests.
 4. The BellaVita Homeowners Association Board of Directors retains the right for final interpretation of the rules and policies governing the use of the facilities.
 5. Renting party and guests of the ballroom have exclusive use of the room and kitchen. The use of the Restrooms will be shared with homeowners. Billiard Room, Fitness Room, Annex, Computer Room and Pool Area are not available for the use of guests during the rental party.
 6. A cancellation fee equivalent to the deposit will be charged for any event cancelled within 60 days of the event.
 7. If a BV Resident renting the ballroom wants to use the A/V System, it can only be operated by a Clubhouse employee or a trained BV Resident. The AV set ups available to rentals are cable music, wireless microphone and the usage of a personal device (smart-phone, tablet or a laptop). Device usage must be prearranged and tested prior to the event with the Clubhouse Manager.

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8. Equipment and Clean up
 - A. Table cloths and chair covers will not be available for rental.
 - B. Overnight storage of items for rentals is not permitted without authorization by the Clubhouse Manager and or Staff.
 - C. Clubhouse equipment and or furnishings may be used by BV Residents at no cost during rentals by BV Residents. A list of desired items should be provided to the Clubhouse Manager and/or Staff in advance. The equipment will be inspected by the Clubhouse Manager and/or Staff at the beginning and end of the rental. If any equipment and/or furnishings are missing or damaged, the BV Resident will be responsible for replacement or repair.
 - D. Clean up of the Kitchen: At the end of the rental period, the Clubhouse Manager and/or Staff will verify that the kitchen has been left in the same condition as it was prior to the rental.
9. Usage of the facilities for outside organizations must be submitted to the BellaVita HOA Board for appropriate actions at least 30 days before the facility is to be used.
 - A. BV Residents Bereavement Usage

BV Residents may utilize the Clubhouse for Funeral/Memorial events for deceased BellaVita homeowners/residents at no cost. Arrangements must be made with the Clubhouse Manager and/or staff for the use of the ballroom or A&C room for the funeral/memorial event. Every effort will be made to accommodate requests. The party using the Clubhouse can use any one room that is of adequate size for the expected party as determined by the Clubhouse manager and may use the kitchen facilities and kitchen appliances. The residents or family shall provide disposable items and utensils. Facility usage will not include access to the pool area, Annex or fitness and game room.
 - B. A full-time employee may rent Club Ballroom and or A&C room at the discretion of the BellaVita HOA Board of Directors. The rental fees and rules that apply to homeowner's rentals will apply.

7. AGE RESTRICTIONS:

Within Club BellaVita, the Billiard's Room, Fitness Room, Computer Room and Annex will be available only to BV Residents and guests 19 years and older. Children under 19 will be permitted to use the putting green and pool during designated hours and **must be** accompanied by a BV Resident. Children will be permitted to attend events specifically planned for them. Communications will announce events where children will be permitted.

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8. POSTERS AND SIGNS

No signs of any sort may be posted at the Clubhouse or upon the Clubhouse facilities nor may any advertising leaflets, papers, or written material be distributed within the community facilities without the consent of the Clubhouse Manager and or Staff.

9. CLUBHOUSE SERVICE DESK

- A. The Clubhouse Service Desk will be open for general information, services and ticket sales from opening until 15 minutes prior to closing of the Clubhouse.
- B. Clubhouse Staff will be on premises and available at all times during regular Clubhouse hours.
- C. The Copy Center copying guidelines for the BellaVita HOA Board, Board Committees and Clubs and Organization Officers are at no charge as follows:
 - 1. Maximum of 25 pages – immediate copying
 - 2. Maximum of 400 pages – 24 hour copying
 - 3. Over 400 pages – one week copying
 - 4. Any specialty services (stapling, binding, hole punching, etc.) are the responsibility of the requester.
 - 5. All copies are black and white on white paper only.
 - 6. All specialty papers are to be provided by the requester.
- D. The Service Desk will provide the following FAX, Notary and copy services:
 - 1. Sending local Faxes – no charge
 - 2. Long distance faxes - \$1 for each page
 - 3. NO International faxes
 - 4. Receiving Faxes – 10 cents per page up to 25 pages and 25 cents per page over 25 pages.
 - 5. Notary services are free when a Notary is available.
 - 6. Copy Services – 10 cents per page up to 25 pages and 25 cents per page over 25 pages.

10. FITNESS CENTER:

- A. Usage of the fitness equipment is at your own risk.
- B. Please limit your time on the cardiovascular equipment to 30 minutes when other BV Residents are waiting.
- C. The dress code established for the Fitness Center is for your comfort and safety as well as the protection of fitness equipment. Please observe the following guidelines. The determination of appropriate dress will be left to the discretion of the Clubhouse Management and enforced by the Clubhouse Manager and or staff. If your attire is

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determined to be unacceptable, you will be asked to leave the Fitness Center. The dress code includes:

1. Athletic shoes (Tennis, Jogging, Walking, and Running, Aerobic etc.)
 2. T-shirts and Athletic wear or jogging shorts/pants are recommended.
 3. Street clothes (denim or dress shorts/pants) with buttons, zippers or belts are not recommended.
 4. Absolutely no bathing suits.
- D. No one under the age of 19 will be permitted in this room.
- E. Please bring a towel.
- F. Wipe down machines after use. Disinfectant wipes will be available within the Fitness Center.
- G. Description of equipment use is located on the individual machines.
- H. A phone is available for emergency use only and is located inside of the Fitness Center above the desk. The red box emergency phone, when activated directly contacts the 911 Emergency Operator.
- I. Plastic water bottles are permitted in the Fitness Center. Please no food or other drinks.
- J. The television is for your viewing pleasure. Do not remove the remote from the room. You may turn to any channel, but please keep the volume at a respectable level.
- K. Please consult with your physician prior to starting an exercise program.
- L. For safety reasons it is recommended that individuals not exercise alone in the Fitness Center.
- M. Defibrillator is located in the Fitness Center.

11. THE BILLIARDS ROOM:

- A. No one under 19 is permitted in this room.
- B. No food or drink is permitted in the Billiards Room at any time.
- C. Return balls to the rack on the table at the conclusion of your play and return cue sticks and chalk to the wall racks. If any equipment is missing or broken, please notify the Clubhouse Service Desk.
- D. Please refrain from sitting or leaning on tables.
- E. When all tables are occupied and others are waiting, we request that you limit your time to one hour.

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12. SITTING ROOM:

- A. Please return all magazines and newspapers to their proper racks when you are finished.
- B. The television is for your viewing pleasure. Do not remove the remote from the room. You may turn to any channel, but please keep the volume at a respectful level.

13. COMPUTER ROOM:

- A. As part of the Clubhouse amenities enjoyed by residents, the computer room is a community-utilized Facility. As with all other community-utilized facilities, its continued maintenance and condition depend on the responsible behavior of individuals using these resources. Users should be sensitive to the public nature of the shared facilities. As caretakers of the Computer Room, Club BellaVita Management expects and requires ethical, legal and responsible behavior from its users. Club BellaVita expects that no individual resident, group of residents, their guests or the staff at Club BellaVita will engage in any inappropriate or illegal use of hardware, software or Internet access. Any violation of this policy may result in loss of computer privileges, legal action, or termination of employment, where applicable.
 - 1. Users may not break into, tamper with or otherwise alter computer software and hardware.
 - 2. Users may not copy, steal, or damage software or hardware owned by Club BellaVita.
 - 3. Users may not intentionally introduce viruses or computer programs into Club BellaVita computers.
 - 4. Users may not modify system configurations or hardware.
 - 5. Users may not disrupt system operations.
 - 6. Users may not misrepresent themselves on the Internet while using Club BellaVita computers.
 - 7. Users may not utilize Club BellaVita computers for their financial gain.
 - 8. Users may not load, download or upload any software or files.
 - 9. Users may not use computers to harass another or violate another's rights.
 - 10. Users may not access or view pornography or other offensive or inappropriate material and the display of Internet content should comply with Club BellaVita Management harassment policies and State and Federal laws.
 - 11. Users may not violate authorial integrity, including plagiarism, invasion of privacy, unauthorized access and trade secret and copyright violations.

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12. When classes or Computer Club meetings are in progress, residents must wait for use of computers.
13. Computers will be turned on and off by Clubhouse Staff only. Please log in and out when using the computers. No food or drink is allowed in the computer room.
14. Limit time to 60 minutes (from signing in) when fellow residents are waiting.
15. The Computer Room computers will print at the copy machine at the Service Desk. A-10 cents per page fee will apply for the first 25 pages and 25 cents per copy for each page over 25 pages.
16. If you would like to learn how to use a particular application, please contact the Clubhouse Service Desk for class information.
17. If you have any problems or questions, please contact the Clubhouse Service Desk.

14. BALLROOM:

- A. Food and drink are permitted in the grand ballroom, craft room and kitchen only.
- B. This room may be divided into smaller rooms for various uses. Please check with the Clubhouse Manager and/or Staff for a current room schedule if you would like to reserve the room.
- C. The audiovisual control center is to be operated by trained, authorized personnel only **No Exceptions**. The Clubhouse Manager and or Staff have a list of trained, authorized personnel.
- D. The jukebox is for your use and enjoyment. If you need assistance with operation, please contact the Clubhouse Manager and or Staff.
- E. No equipment and or furnishings may be removed from the Clubhouse for private use.

15. THE KITCHEN AND PANTRY:

- A. Kitchen facilities may be used by BV Residents.
- B. Overnight storage of items is not permitted without authorizations by the Clubhouse Manager and/or Staff.
- C. Clubhouse equipment and or furnishings may be used by BV Residents. If any equipment and/or furnishings are missing or damaged, the BV Residents will be responsible for replacement or repair.
- D. Clean up of the Kitchen and facilities' being used by BV Residents is expected along with removal of the trash to the outside dumpster.
- E. Dishwasher usage requires Clubhouse staff approval.
- F. Washer and Dryer usage requires Clubhouse Staff approval.

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G. No equipment and or furnishings may be removed from the Clubhouse for private use.

16. THE POOL, SPA, AND DECK:

- A. Observe posted pool cleaning restricted hours and closings.
- B. Children will be permitted in the pool area (see page 3 for hours).
- C. Scheduled pool classes have exclusive use during reserved times.
- D. There is no lifeguard. **SWIM AT YOUR OWN RISK!** Observe posted pool rules and hours.
- E. Clubhouse Staff is available during Clubhouse hours only.
- F. Pool area lights will remain on during evening pool hours only.
- G. The pool shall be heated as necessary to maintain a minimum temperature of 80 degrees approximately April 15 through November 15 weather permitting.
- H. Emergency phone is located in the pool area over the drinking fountain. When emergency phone is activated, it connects directly to the 911 Emergency Operator.
- I. Please have ID badges or wristbands visible at all times.
- J. Visitors and children using the pool and/or pool area must have wristbands purchased before entering. They must be accompanied by a BV Resident when purchasing the wristband and when using the pool and/or pool area.
- K. Showers are recommended before entering the pool.
- L. No glass items permitted in the pool area. No food or drink within 4 feet of pool or spa. BV Residents and guests are required to clean up their area when finished.
- M. No diving, jumping, running or horseplay is permitted.
- N. All persons using facilities will conduct themselves in a courteous manner with regards to the rights of others.
- O. All residents or guests who do not follow the rules will be asked to leave the pool area.
- P. Large flotation devices are not permitted at any time.
- Q. Children who are not toilet trained must wear swimming specific diapers under their bathing suits.
- R. No pets in pool or on deck area.
- S. During a thunderstorm the pool will be closed.
- T. Positively no reserving of chairs or lounges. One chair or lounge per person.
- U. Proper bathing attire only. No cutoffs.
- V. If feces are found in the pool, any resident present should:

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1. Try to remove the feces from the pool.
2. Advise everyone in the pool that the water is contaminated, and that the pool must be vacated.
3. If during Clubhouse hours, notify the Service Desk for further communication with the pool service. The Service Desk attendant will put the "Pool Closed" signs outside of each gate. If the Clubhouse is closed, the resident should get the "Pool Closed" signs that are near the water fountain and place one outside of each gate. They should then notify one of the Board Directors for further communication with the pool service.

17. BARBECUE AND PICNIC AREA

- A. Reservations must be made at the Clubhouse Service Desk for the use of the barbecue equipment.
- B. All residents and guests are required to clean up their area after use.
- C. If needed, please ask the Clubhouse Staff for assistance in operating the barbecue equipment.

18. ANNEX

LIBRARY

- A. The library books are there for your enjoyment. If you wish to take a book home, you may do so. When you are finished, please return the book to the drop-off chest located in the library foyer.
- B. If you wish to donate books to our library collection, please contact the Clubhouse Service Desk or Resident Library Coordinator.
- C. No meetings are to be held in the Library.
- D. No food or drink is allowed in the Library.
- E. The Library will accept fiction and non-fiction books, audio books, music CD's, and DVD's for donation.

MEETING ROOMS:

- A. Usage of rooms must be prearranged through the Clubhouse Manager.
- B. No food is allowed in the meeting rooms.
- C. Drinks are allowed in the meeting rooms.
- D. Clean up is expected of users of the rooms including trash removal.

KITCHEN:

- A. Food and Drink is allowed in the Annex Kitchen.

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- B. The Kitchen is available to all persons using the Annex at all times.
- C. No food storage is allowed in the kitchen.
- D. Clean up is expected of users of the kitchen including sweeping of the floor and removal of trash.

19. CLUBS - RULES AND REGULATIONS

- A. Club BellaVita events are accomplished through the efforts of many BV Residents who are also members of the various clubs, organizations and committees of BellaVita. These BV Residents shall be deemed to be Club BellaVita Volunteers. It will be the policy of the Board to affirm this definition at its first regular meeting of each fiscal year at which time a listing of those clubs, organizations and committees will be recorded with the minutes.
- B. The minimum number of residents that shall constitute a club is ten.
- C. All BellaVita clubs shall be open to any BellaVita Residents who are interested and qualified.
- D. All clubs must function under basic Rules of Order to include nomination and election of officers by majority vote. Any decisions to be made by a club involving the expenditure of club funds, dues or raising of funds must be done by majority vote.
- E. Each club will prepare a "Mission" or "Purpose" statement describing the general objectives of the organization. This statement will include a list of officer positions and terms of office. It must be submitted to the HOA Board of Directors no later than two (2) months from the date of the organization's establishment.
- F. Every club shall operate as a non-profit organization. Each Club shall supply a year end financial statement to the Management Company justifying a zero balance. All of our clubs maintain a non-profit status. If there is a balance at the end of the year, a detailed list of proposed expenditures is to be submitted.
- G. Club BellaVita is responsible for purchasing standard joint usage products. The expense of these items shall be shared equally by Club BellaVita and the other major clubs in the community (currently: Belles', Men's, That's Entertainment and Veterans).
- H. All club presidents will advise the Clubhouse Manager in writing of all scheduled meeting dates/times and of any other pertinent changes or cancellations.
- I. Any club that invites a guest speaker must give Clubhouse Manager in writing, the name and objective of that speaker at least one week in advance of that particular meeting. This speaker must sign in and be issued a special pass from Clubhouse Service Desk.
- J. Articles regarding specific club activities for the BellaVita Weekly Announcements and Website must be submitted in writing by the club president, in accordance with proper deadlines. Every effort will be made to print each article, space permitting.

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- K. Management's objective is to have as many diversified clubs as possible meeting within the Clubhouse facilities. Every effort will be made to avoid duplication of clubs.
- L. Any advertisement for a club-sponsored event that requires a ticket sale must include the name of the club.
- M. Any club raising funds for the purpose of purchasing any equipment or accessories for the Clubhouse facilities, must submit to the BELLAVITA HOA Board of directors for prior approval. Such items valued at less than \$500 and not permanently affixed to the facility may be purchased without HOA Board approval. Items permanently affixed to the facility or valued at \$500 or more are subject to HOA Board approval. Request for approval of these items will be processed through the Clubhouse Committee.
- N. Food items are only to be served in the Ballroom, Arts & Crafts Room, Annex Kitchen and Pool Area.

20. SPECIAL EVENTS:

- A. Ticket sales will be offered to residents of Club BellaVita, on a first-come, first-serve basis.
- B. After a designated period of time, the unsold tickets may be made available to guests of residents on a first-come, first-serve basis. When a ticket is purchased for an outside guest, the guest fee of \$3 will be waived and the guest will have access to the event only.
- C. Those with special physical needs or impairments are asked to notify the Clubhouse Service Desk during normal hours and special seating arrangements will be made.
- D. Those persons holding a single resident badge can purchase one guest ticket for any ticketed event.
- E. Attire will vary for each event. Please check postings or at the Clubhouse Service Desk for specific information.
- F. ID badges are not required for ticketed events.

21. CLUB BELLAVITA AND THE BELLAVITA TRADE NAME

No individual homeowner, Club, or outside entity shall use the BellaVita name without written permission from BellaVita Board of Directors.

22. LAKE AREA

- 1. Residents and their guests are encouraged to use the lake area. Guests, except when walking or jogging, must be accompanied by a resident. Children are to be accompanied by a resident at all times.

BellaVita Rules and Regulations

2. Do not climb on the rocks around the waterfall or into the stream that crosses under the walk way.
3. Sport fishing, or catch and release, is allowed in the lake. Guests must be accompanied by a resident when fishing. No fishing after dark.
4. Golf carts or any other motorized vehicles are not to be driven on the walkway around the lake. The only exceptions to this are the cart installing or picking up the flags, the Clubhouse maintenance cart, other official BellaVita carts, and elder-assistance scooters.
5. Residents and guests using the lake walk way in the early morning hours or evening and night hours should respect the privacy of lakeside residents by keeping their voices low.
6. All dogs are to be leashed at all times and their droppings must be picked up.
7. Bicyclists should verbally signal when they are approaching joggers or walkers from behind.
8. DO NOT FEED THE DUCKS, GEESE OR OTHER LAKE BIRDS.

23. BELLAVITA GATES

BellaVita Gates

There are two types of gates you will need to pass through to enter or exit BellaVita. One type of gate is an Iron Swing Gate that opens and closes slowly. The second type of gate is a Quick Acting Barrier Arm Gate that raises and lowers quickly.

The Quick Acting Barrier Arm Gates located on both the entrance and exit traffic lanes are programmed to be operational 24 hours a day, 7 days a week. The Iron Swing Gates located on the entrance and exit traffic lanes will remain in the open position from 7AM until 7PM, 7 days a week. The Iron Swing Gates located on the entrance and exit traffic lanes will open and close as needed to allow vehicle traffic to enter and exit BellaVita from 7PM until 7AM, 7 days a week.

Hand Held Transmitters

Each residence is issued two hand held transmitters, also known as clickers or remotes, to operate the entrance gates. Each transmitter has an identification number assigned. The gate system records each time you enter through the entrance gates. You may use the transmitter at either the right entrance or the left entrance gate. Stop your car within two feet of either entrance gate. Press the right transmitter button for the right entrance gate/gates, or press the left transmitter button for the left entrance gate/gates. Do not drive too close to the Quick Arm Barrier Gate. If your vehicle's bumper or tires cross over the sensor buried in the concrete, the gate/gates will not open. After pressing one of the transmitter's buttons, the Iron Swing Gate in the lane respective to the button you are pressing will open and when the Iron Swing Gate

BellaVita Rules and Regulations

reaches its full open position the Quick Acting Barrier Arm Gate will open. As a reminder you may need to replace the battery in your transmitters from time to time. Additional transmitters may be purchased for \$30.00 each. A maximum of four transmitters per household will be allowed for residents that have more than two vehicles registered in their name and at the BellaVita address. Insurance and/or title documents of the vehicle owner are required to be presented to the staff for proof of applicability.

E-Z Tag

The left entrance gate is the only gate that will operate using your vehicle's E-Z Tag (Texas Toll Way Tag). If your vehicle has an E-Z Tag you may fill out the required papers at the BellaVita Clubhouse front desk to begin using your vehicle's E-Z Tag for entrance. The Clubhouse staff will enter your vehicle's E-Z Tag number into the gate system. When approaching the left entrance gate/gates in a vehicle with a registered E-Z Tag, the gates will open like they do with a transmitter. Phone 281-875-3279 or go on line at www.hctra.org to gain information on how to acquire an E-Z Tag. There is no toll fee charged for gate entry usage.

1. The club manager is directed to only issue EZ-tag registration for homeowner tags which are attached to homeowners' vehicles and which have the vehicle registered in their name and at the BellaVita address.
2. The club manager is authorized to allow EZ-tag access to employees of FSR, employees of West Development, employees of Club BellaVita, and employees of Village Builders for so long as they are owners of property within BellaVita or assigned to work with the BellaVita HOA.
3. Insurance and/or title documents of the vehicle owner are required to be presented to the staff for proof of applicability.

Call Box/Directory-Four Digit Code Access

You may use the Call Box/Directory located at the gate house to enter BellaVita through the right entrance gate. Each residence is assigned a four digit security code number to use along with the Enter button. Write your four digit code number here _____. Keep this number in your purse, wallet or cell phone directory. To use your security code you will approach the Call Box/Directory in the right entrance lane. On the screen, touch the Access Icon on the right side of the screen. A new screen will pop up with a key pad on it. Enter your 4 digit security code followed by the "ENTER" button. If your entry is successful the right entrance gate/gates will open and access will be granted. It is advised that you DO NOT give this code out to other than trusted family members. You may also use this four digit security code when traveling in vehicles other than your own and do not have your transmitter in your possession.

BellaVita Rules and Regulations

Call Box/Directory Code Entry

Guests, Delivery or Service Personnel who you are expecting may use the Call Box/Directory to phone your residence to receive your permission to enter BellaVita. Write your directory code number here _____. You may give this code number to the appropriate people. When Guests, Delivery or Service Personnel approach the Call Box/Directory in the right entrance lane, they should stop and touch the "Directory Code" Icon in the middle of the screen. A new screen will pop up with a keypad on it. Enter the directory code and touch the green phone in the right bottom corner of the keypad. The screen will change and another green phone will pop up in the bottom left side of the screen. Touch the green phone and it will dial the home. Touch the red phone to hang up. Your home phone caller ID will say Access Entry. Upon answering you will be able to speak with the person at the Call Box/Directory. If you agree to allow the calling person access to BellaVita you will press 9 on your home phone. After pressing 9, the right entrance gate/gates will open and allow your guest entrance to BellaVita. If you do not wish to grant entry just hang up your phone.

Guests, Delivery or Service Personnel can also search the Call Box/Directory for your name if they do not have your code number. The Directory Icon is located at the left side of the screen.

Touch the Directory Icon and the screen will change to a search screen. Touch the top of the screen where it says search and a key board will pop up at the bottom of the screen. Type in the last name and touch the search button. A new screen will come up with matching names. Touch the line with correct name. The screen will change and a green phone will show up in the left bottom of the screen. Touch the green phone and your residence phone will ring. Touch the red phone to hang up. You may speak with the calling person and agree to allow them entrance by pressing 9 on your residence phone. The right entrance gate/gates will then open.

During Clubhouse open hours, the staff may allow entry to persons that can communicate their destination by homeowner name and address. Realtors or visitors looking for homes will be asked to sign in at the Clubhouse. When using the Directory Code Icon to communicate with the staff, you may use either "0106" or "0281". When using the Directory Icon to communicate with the Clubhouse staff, you may use "AAA HELP".

BellaVita Exit Gates

The two exit gates are set to open automatically when your vehicle approaches the Quick Acting Barrier Arm Gates. When exiting from BellaVita, approach either the left or right exit gate and stop within two feet of the Quick Acting Barrier Arm Gate. If exiting BellaVita between 7AM and 7PM the Iron Swing Gate will be in the open position. Only the Quick Acting Barrier Arm Gate will open and close. If exiting BellaVita between 7PM and 7AM the Iron Swing Gate will open first and once it travels to its open position, the Quick Acting Barrier Arm Gate will

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open. After passing through the gate area, the Quick Acting Barrier Gate will immediately close and the Iron Swing Gate will close within a predetermined length of time.

Pedestrian Gate

Pedestrians entering or exiting BellaVita should use the Pedestrian Gate located near the side of the right entrance gate. To exit through the Pedestrian Gate you should rotate the gate knob. To enter through the Pedestrian Gate, use the magnetic key card or the transmitters you normally use to open the fitness center door or pool gates. By swiping the device against the latch box, the gate latch will automatically release on the Pedestrian Gate and allow it to be opened.

Cameras

There are seven cameras located at the gate house. These cameras are active 24 hours a day, 365 days a year. The cameras record all vehicles entering and leaving BellaVita. Your transmitter and E-Z Tag number is also recorded when your vehicle passes through the entrance gates.

Gate Incident Procedure

The gates, like any other mechanical device, are subject to malfunction from time to time. In addition, the gates do not operate like toll booths and will not respond in the same fashion – the arm may fall between cars until activated by a signal from a remote or EZ-Tag. Please remember that neither the BellaVita Homeowners Association nor its Directors are responsible for any damage that may be caused to personal property by the gates at BellaVita at Green Tee. In the rare event of a malfunction resulting in damage to your vehicle and/or to the gate, please remember to follow this procedure:

1. Notify the Clubhouse as soon as possible. (within 24 hours)
2. Obtain the names and contact information of any and all witnesses.
3. Complete an incident form within 24 hours (available at the clubhouse)
4. Notify your insurance company within 24 hours (regardless of who you may feel is or should be responsible) and follow their instructions – they will help you repair any damage and, in the event they feel there is liability, subrogate* against the association's insurance. Taking these steps will help you obtain any needed repairs as quickly as possible and let the insurance companies sort things out.

* Subrogate: Your insurance will work with you to obtain necessary repairs and will coordinate with BellaVita's insurance in an effort to obtain full reimbursement (including your deductible) if possible. Your insurance agent can be a very effective advocate for you in this process.

BellaVita Rules and Regulations

Tailgating

Remember that only one vehicle at a time can enter through the gate/gates. Damage has occurred to both the gate equipment and vehicles trying to tailgate through the gates. Encourage your guests NOT TO TAILGATE. If a guest is in a vehicle ahead of you, you may use your transmitter to allow access for your guest. Wait until the gates have closed after your guest has passed through the gate area and then use your transmitter or E-Z Tag to allow your own access. The HOA board has instituted a policy whereby anyone damaging a gate or a gate's operating equipment will be required to pay all repair costs. The camera system will be used to identify the responsible vehicle causing the damage. A bill identifying the cost of the damages as well as a minimum administrative fee of \$25 dollars will be sent to the homeowner responsible by the managing agent. REMEMBER, PLEASE DO NOT TAILGATE.

Courtesy

If another vehicle is in front of your vehicle in either lane, attempting to open a gate, please stop your vehicle at the Call Box/ Directory near the gate house. On occasion, a vehicle in front of you may be unable to enter through one of the entrance gates and it may have to back up and make a U-turn to leave the gate area. Please allow room for them to do so. Once you see the gate/gates open for the vehicle ahead of your vehicle, you may then approach the gate.

Caution

For your safety there are stop signs posted at both lanes of traffic entering Riviera Drive. Please come to a full stop at these stop signs. Extreme caution should be exercised at these stops signs. Also, use extra caution when multiple cars are leaving the entrance gates or the exit gates at the same time and use your turn signals after passing through the gates. Drivers sometimes change lanes in these areas without properly signaling. At any given time there may be vehicles leaving the entrance gate areas in the right lane turning left and vehicles in the left lane turning right.

REMEMBER, VEHICLES TRAVELING ON RIVIERA DRIVE HAVE THE RIGHT OF WAY.

Note: Neither the BellaVita Homeowners Association nor their Directors are responsible for any damage that may be caused to personal property by the gates at BellaVita at Green Tee.

The Staff of BellaVita will be available to answer any additional questions you may have concerning the gate system.

24. DAMAGE TO BELLAVITA PROPERTY

- A. As provided for in the Declarations of Covenants, Conditions and Restrictions for BellaVita, a resident shall be responsible for damages to and may be billed for repair and

BellaVita Rules and Regulations

collections processes initiated for damage to BellaVita HOA common property and facilities which occur as a result of accident, abuse, or neglect of the owner, their guest, or their renter/leaser and shall include any fees or legal costs required for the collection of damages as provided in the Declarations of Covenants, Conditions and Restrictions. These areas shall be as detailed in the Declarations of Covenants, Conditions and Restrictions definitions, Article I. By further elaboration some of these areas may include, but may not be limited to buildings, fences, landscaping, streets and curbs, pool and mechanical gate systems, gate house, street signs and lighting, parking lots, and electronic systems including computers , TV's and audio/visual systems. It is the HOA Board's intent to monitor, enforce and collect payment for such damages and the Board may utilize a management company to assist in this effort.

- B. Any homeowner or other person so cited by the BellaVita HOA for one of these infractions has the right to appeal to the BellaVita HOA Board within 30 days of receiving the citation. The BellaVita HOA Board will be the final authority for resolution of the appeal.
- C. Typical fee schedule as a minimum for some selected items is:
 - 1. Minor gate damage repairable by BellaVita HOA employee = \$50
 - 2. Major gate damage = cost of repair by BellaVita HOA contractor plus \$25 administration fee
 - 3. Furniture and fixtures damage = cost of outside contractor repair and/or replacement plus \$25 administration fee.

25. INCIDENT OR ACCIDENTS

- A. Incidents or accidents are required to be documented to assist any follow up by BellaVita HOA, First Service Residential, or local authorities.
- B. As soon as a BellaVita employee, Board resident, Committee resident, or BV resident is notified or observes an accident or incident, that individual shall notify the on-site BellaVita employee and assist the staff person to do the following:
 - 1. Notify the local authorities if assistance is needed, including dialing 911 if necessary.
 - 2. Provide assistance within the capability of the staff person.
 - 3. Obtain the affected person(s) name and address.
 - 4. Notify any person that the affected person requests to be notified of the situation.
 - 5. Establish who has witnessed the occurrence and obtain names of those individuals.
 - 6. If a camera is available take pictures of the incident area.
 - 7. Immediately fill out the standard BellaVita incident report form before leaving the BellaVita property including recording the situation such as raining, adjacent to curbs, slippery floor/walk/patio due to a condition, activity taking place at that time.
 - 8. Notify the Club Manager and the Managing Agent (FSR) within 24 hours. (Note: the managing agent will be responsible for contacting all insurance agencies.)

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9. Send copy of incident report to managing agent ASAP.

26. CLUBHOUSE PARKING LOT

- A. The BellaVita **Clubhouse** parking lot (both in front of and behind the building) is provided for the convenience of Residents and their guests, persons conducting business or attending events at BellaVita, and workers under contract for BellaVita. The parking lot is located on the private common property of the BellaVita HOA and usage is under the sole discretion of the BellaVita HOA. Violation of these restrictions and these protocols can result in removal of parking privileges at the Clubhouse lot and towing without notice.
1. All BV Residents, guests, and workers shall honor the restricted handicap parking spaces. This restriction is enforceable by the *Pearland Police Department*.
 2. All BV Residents, guests, and workers shall park within the designated spaces and shall honor the no-parking areas of the lot except that the Clubhouse Manager may grant exceptions to workers for their activity.
 3. Carpools – Residents may use the lot during the day for carpool parking (their cars or car poolers' cars) by requesting a parking permit for each car. (windshield card) ** (** = see definitions below). Carpool cars shall be parked in the back of the lot furthest from the Clubhouse.
 4. Event parking – BV Residents may park overnight in the lot when a BellaVita sponsored event extends overnight by registering with the Clubhouse. The Veterans and BBQ trailers may be parked in the back lot. They also may use the front lot during flag display and maintenance work.
 5. The four handicapped parking spaces at the A/C room door may be temporarily (prior to and after) used for drop-off and loading for BellaVita special events or during construction.
 6. Oversize vehicles**--These may be parked intermittently (No more than two nights in a 30 day period) in the lot overnight with a parking permit** if, or when it is not desired to park the vehicle near the home as provided for by the Declarations. This should not be considered approval to do it on a continuous basis and the vehicle shall be removed by 10:00AM following the stay.
 7. Visitor vehicles – Homeowners may obtain a one week parking permit** from the Clubhouse to utilize overnight parking of a house guest's vehicle to their home when the vehicle cannot be accommodated in the homeowners' driveway overnight. Instead of the guest's vehicle, they may park their own vehicle in the Clubhouse lot, but the permit is still required.
 8. The circle drive is for pick up and drop off only. No vehicle shall park there.
 9. No vehicles shall be left overnight in the parking lot unless they are covered by one of the above exceptions.

BellaVita Rules and Regulations

B. Definitions**

1. **Parking permit** – Obtained at the Clubhouse by identifying the vehicle type, license number, owner, and need for parking in lot. The permit will identify valid dates for use and must be placed in the front windshield.
2. **Oversized vehicle** – Vehicles that do not fit within one standard parking space, but not limited to, RV's and RV-style trailers, oversize passenger vehicles, hauling and maintenance vehicles, trailers, moving vans, vehicles displaying commercial advertisements, etc.

27. FACILITY KEYS

- A. Keys for the BellaVita facilities will be issued by the Clubhouse Manager as directed by the BellaVita Board to BellaVita employees and to selected BellaVita board members.
- B. In support of the security of the club, the Board requests that the key holders agree to the following terms of usage.
 1. The key is made available to employees (staff) in support of their specified work hours.
 2. The key is made available to support emergencies at the Clubhouse.
 3. The key is also provided to support unique hours for events when staff is not available.
 4. Board members are responsible to the Clubhouse Manager for advance coordination when using the key for other than emergencies.
 5. Availability of the key does not substitute for scheduling of the Club Staff. Club staff will be scheduled by the Clubhouse Manager to support extra hour events.
 6. Board members that have a key shall not direct the operation, activities, or hours of club employees.
 7. The club manager shall be advised as soon as possible whenever entry was made when the club was not opened by an employee.
 8. When the club has been opened by a board member, that member is fully responsible, shall stay at the club full time while it is open and will be responsible for disarming and rearming the alarm system.
 9. The key holders shall not duplicate their key.
 10. The key holder will be issued a unique alarm code and their alarm codes shall not be disclosed to anyone.
 11. A lost key shall be reported to the Clubhouse Manager immediately so that the alarm codes can be changed.

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12. The key shall not be loaned to anyone.

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BellaVita Homeowner E-Z Tag

Please print or type when filling out this form

Homeowner Name _____

Address: _____

Home Telephone # _____

Homeowner Vehicle to be registered:

Make: _____

Model: _____

Color: _____

Year: _____

License Plate: _____

Insurance Card shown and info matches? YES NO

E-Z Tag # HCTR _____

Your E-Z Tag # is found inside your car. It is a long multi-digit code with numbers after HCTR...

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RV REGISTRATION FORM

Date: _____

Name: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Emergency Contact: _____

RV License Plate: State _____ Number _____

Type of RV: _____

Year and Make _____

Homeowners who have registered their RV with Club BellaVita (Motor Home, Travel Trailer, 5th Wheel, Boat on Trailer) will be permitted to temporarily park on the Club Parking lot by South Capri Dr. To prevent any possible conflict with a planned event at Club BellaVita, you're required to notify the Staff at Club BellaVita when you plan to park your registered vehicle on the lot.

Owners of RV's who are guests of Homeowners must obtain a Permit from Club BellaVita in order to temporarily park on the lot.

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BellaVita Rules and Regulations



BellaVita Incident Report

Name: _____

Report Date: _____

Date of Incident: _____ Time of Incident: _____

Facility Name: _____

(Please Circle) Medical Incident Non-Medical Incident

Names Involved: _____

Comments: _____

Conditions at time: Rain Sunny After Dark Other _____ :

Pictures (Please Circle) YES NO

Witness: _____ Telephone Number: _____

Witness: _____ Telephone Number: _____

Follow Up Procedures: _____

Facility Manager _____ Date _____

FSR NOTIFIED : Date Copy Sent .

Rev 07/14

CERTIFICATION

STATE OF TEXAS §
 §
COUNTY OF HARRIS §

I, the undersigned, pursuant to §202.006 of the Texas Property Code, do hereby certify, as follows:

(1) I am an Agent for BellaVita at Green Tee Homeowners Association, Inc. a Texas non-profit corporation;

(2) Instruments titled: "BellaVita at Green Tee Records Retention Policy", "BellaVita at Green Teen Access to Records/Copying/Production Policy", "BellaVita at Green Tee Rules and Regulations", and "Architectural Guidelines BellaVita at Green Tee Homeowners Association", are attached hereto;

(3) The Property affected by the said Instruments is described as, to wit:

BellaVita at Green Tee, Sections 1, 2, 3, 4 and 5 additions in Harris County, Texas, according to the maps or plats thereof recorded in the Map Records of Harris County, Texas, under Clerk's File Nos. U404467, V343320, W173156, X817492 and Y808903, respectively, along with any amendments, supplements and replats.

5EE

(4) The attached Instruments are true and correct copies of the originals.

IN WITNESS WHEREOF, I have subscribed my name on this 14th of August, 2014.

By: _____

Luke P. Tollett, Attorney for BellaVita at Green Tee Homeowners Association, Inc.

2OR

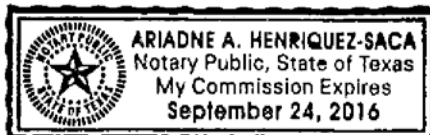
STATE OF TEXAS §
 §
COUNTY OF HARRIS §

BEFORE ME, the undersigned authority, on the day personally appeared Luke P. Tollett, Attorney for the BellaVita at Green Tee Homeowners Association, Inc., and known by me to be the person whose name is subscribed to the foregoing document and being by me first duly sworn, declared that he is the person who signed the foregoing document in his representative capacity and that the statements contained therein are true and correct.

Given under my hand and seal of office this the 14 day of August, 2014.

Ariadne A. Henriquez-Saca
Notary Public, State of Texas

After recording return to:
HOLT & YOUNG, P.C.
9821 Katy Freeway, Ste. 350
Houston, Texas 77024



20140374554

Pages 70

08/21/2014 14:23:11 PM

e-Filed & e-Recorded in the

Official Public Records of

HARRIS COUNTY

STAN STANART

COUNTY CLERK

Fees 288.00

RECORDERS MEMORANDUM

This instrument was received and recorded electronically and any blackouts, additions or changes were present at the time the instrument was filed and recorded.

Any provision herein which restricts the sale, rental, or use of the described real property because of color or race is invalid and unenforceable under federal law.

THE STATE OF TEXAS

COUNTY OF HARRIS

I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED in the Official Public Records of Real Property of Harris County, Texas.



Stan Stanart
COUNTY CLERK
HARRIS COUNTY, TEXAS