



WOODCREEK FATE HOMEOWNER'S 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.

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 an **Amenity Access Card Agreement** which includes a space for you to register your pets in Woodcreek so they can be returned home in case they are ever lost as well as allow access to our dog park. Please complete and return these forms to the on-site office to receive your household complimentary access card, pool wristbands, and tags for your pets. You may drop off the form at the Amenities Center during walk in hours or in our drop box located outside our fitness center. You may also send by 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 at lifestyle@woodcreekfatehoa.com or by phone at 972-722-6484. The Amenities Center is staffed Monday through Friday from 9 AM to 5 PM. For after-hour emergencies, please call (214) 368-4030.

100 Woodcreek Blvd., Fate, Tx. 75087
(972) 722-6484

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

- Water & Sewer: City of Fate; print out a new service form application at this link: <https://www.cityoffate.com/184/Utility-Forms>
- 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.
- To report a power outage or non-functional streetlight:
 - (75087) Oncor Electric (888) 313-4747 or online at www.oncor.com
 - (75189) Farmers Electric (903) 455-1715 or online at www.fecelectric.com/
- Gas: Atmos (888) 286-6700 or online at www.atmosenergy.com
- To report a potential gas leak indoors or outdoors: (866) 322-8667
- Cable, Phone, Internet: DIRECTV: (1-877)-838-3468 (Cable)
- SuddenLink: (877) 423-2743 (Cable, Phone, Internet)
or your local rep Rodney Faulkner at (469) 325-0817
- AT&T: (800) 464-7928 (Cable, Phone, Internet)

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

Link to CC&Rs:

<https://www.woodcreekfatehoa.com/s/WoodcreekFateGoverningDocumentspd.pdf>

Trash Pick-up: Map for Trash pickup below

<https://www.cityoffate.com/183/Solid-Waste-Collection>

Trash bins should be placed out no later than 7am on the day of collection and must be put up before the next day and may not be left in the street or stored in public view. They may be stored on the side of your home or inside your garage.

Recycling Pick-up: Same day as your Trash Pick up

Bulk/Brush Pick-up: Call Waste Connections at (469) 452-8000 to schedule pick-up.

Website: www.woodcreekfatehoa.com

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

Postal Service	Rockwall	zip 75087 (972) 771-1121
	Fate	zip 75087 (972) 722-5456
	Royse City	zip 75189 (972) 636-331

HOA Management: **Associa Principal Management Group of North Texas, AAMC®, AMO®**
801 E Campbell Road Suite 620, Richardson, TX 75081
Office: 214-368-4030 / afterhours emergency (214) 368-4030
Visit us online: www.AssociaOnline.com

100 Woodcreek Blvd., Fate, Tx. 75087
(972) 722-6484

WOODCREEK

F A T E - T E X A S

Phone: (972) 722-6484

Office Walk in Hours: 9 AM - 5 PM Mon - Fri

After hours emergencies (214) 368-4030

Important Phone Numbers

Emergency Services – Call 911

Fate Department of Public Safety (972) 771-7724 non-emergency

Closest Emergency Care: Texas Health Presbyterian Hospital-
North Rockwall Emergency Room: (972) 216-8300
2265 N. Lakeshore Drive at N. Goliad Street, Rockwall, TX, 75087

Directions:

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., Fate, Tx. 75087

(972) 722-6484

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 Summers

Middle School (Royse City ISD): (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

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

- Water & Sewer: City of Fate; print out a new service form application at this link: <https://www.cityoffate.com/184/Utility-Forms>
- 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.
- To report a power outage or non-functional streetlight:
 - (75087) Oncor Electric (888) 313-4747 or online at www.oncor.com
 - (75189) Farmers Electric (903) 455-1715 or online at www.fecelectric.com/
- Gas: Atmos (888) 286-6700 or online at www.atmosenergy.com
 - To report a potential gas leak indoors or outdoors: (866) 322-8667
- Cable, Phone, Internet: DIRECTV: (1-877)-838-3468 (Cable)
- SuddenLink: (877) 423-2743 (Cable, Phone, Internet)
or your local rep Rodney Faulkner at (469) 325-0817
- AT&T: (800) 464-7928 (Cable, Phone, Internet)

WOODCREEK

F A T E - T E X A S

Woodcreek Homeowners Association

Woodcreek amenities, including two workout areas, Amenity Center, three swimming pools, two dog parks, 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:

- Each household will receive one complimentary ACCESS CARD. Additional, or replacement cards are available for purchase from the Association for a fee of \$25 per card. Should you desire to purchase additional cards, please reach out the onsite office in person, over the phone, or by e-mail. Access cards may be purchased with check or Money Order (made payable to Woodcreek Fate HOA), or by credit or debit card using the QR code at the onsite office.

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.
- Event dates can be booked up to 90 days in advance, but are not guaranteed until a member of the onsite office has received your Amenity Rental Agreement, Rental Fee, and \$500 Security deposit. If these items have not been received, the dates can be booked by other interested residents. If interested in reserving the Amenity Center for a family event, please check TownSq for availability or contact the Association at lifestyle@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). Exercise-only 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. For replacement or additional cards, 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 4:00 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 4:00 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.
 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 lifestyle@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 TownSq in order to stay “in the loop” and aware of all the fun happenings here in Woodcreek.

- Newsletter
Newsletters are sent out digitally. To sign up for a paper copy please e-mail Lifestyle at lifestyle@woocreekfatehoa.com.

- Email Blasts
Email updates are also sent to keep residents up to date on topical news and upcoming events.
- HOA Website
Woodcreek features a website: www.woodcreekfatehoa.com which provides general information to anyone.
- TownSq is exclusive to Woodcreek residents. The TownSq website requires registration from a laptop or PC to access it. Once you are registered, you will be able to use the app to find community information, forms, submit ACC applications, pay dues and contact our office.

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 on TownSq for approval. 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, roof replacements, 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 (compliance@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:

- 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 Waste Connections at (469) 452-8000.

On-Site Management Office Hours:

- The Amenities Center is staffed Monday through Friday. On-site open office hours are from 9 AM to 5 PM. The on-site manager may be contacted via e-mail at manager@woodcreekfatehoa.com or by phone at (972) 722-6484.

WOODCREEK

F A T E - T E X A S

Frequently asked questions about HOAs

1. What is a homeowner's association?

- Automatic and mandatory homeowner's 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
 - 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. How is the amount of my dues (assessment) determined?

- The assessment rate is based on the operating budget. This budget is set upon specific guidelines for utilities, landscaping, administration, etc. Reserve funds are monies set aside for future expenses due to the life expectancy of certain items: lighting, sidewalk repair, pool equipment, etc. These amounts are then divided by the number of units built in each phase of the development. Subsequent budgets are developed by the Board of directors and adjusted periodically to meet anticipated expenses.

7. What happens if I don't pay my dues (assessment)?

- The maintenance and management services incurred by the Association are dependent upon timely receipt of the assessments due from each homeowner. Late payments may result in a late charge and collection fees. In addition, the CC&Rs allow the Association to charge late charges and interest and proceed with a lien on your property, or foreclosure proceeding for nonpayment of assessments.

8. What are the CC&Rs?

- 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&Rs 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.

9. 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 contracts for services
 - Creating and supervising committees
 - Conducting annual meetings and board meetings

10. Why do we need Associa Principal Management Group if we have a Board?

- Associa 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.

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

- Members of the homeowner's 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 homeowner's association will depend on how well each member meets and keeps the responsibilities that are established by the covenants creating the overall community concept.

12. 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.

13. How do I go about replacing my fence?

- An ACC request is necessary for fence replacement. Shared fences in the community are viewed as party structures, meaning the cost of replacement is to be divided evenly among those homeowners who share the fence. Please find attached an Architectural Control Committee (ACC) request. Full fence replacement requires this document to be completed and returned for review prior to initiating work on the premises. Although the community governing documents allow for a period of up to 30 days to complete review, the average review period takes approximately 7 to 10 days once all necessary information has been submitted. In addition, a separate fence permit from the City of Fate will need to be obtained if you replace more than 25% of the total linear footage of your fence. Fences of up to 8' in height are permitted. Wrought iron fencing is acceptable on non-shared fences.
- New fence installations mandate that the applicant include written supporting documentation from adjoining property owners. To ensure ease of review, you will need to include a signed letter of testimony from the adjacent homeowners who share the use of the common fence attesting that both parties have had dialogue and agree on the scope of work to be performed, including fence height, materials, location, stain color, etc.

14. Who owns the retaining wall in my backyard?

- The HOA maintains the brick screen walls that are located around the perimeter of the community as well as the length of CD Boren Parkway. Maintenance responsibilities for retaining walls are assigned to the home that is built on the 'top' portion of the retaining wall. This is detailed in Article III, Section 11, of the Supplemental Declaration:

11. Retaining Walls. All retaining walls shall be constructed of new treated wood cross ties, stone, brick or other masonry material as approved by the Committee. After the initial construction, the cost and maintenance of such retaining walls shall be the responsibility of the property Owner of the property at the higher finished elevation of the contiguous lots. In the event that the Owners of adjacent Lots or dwellings disagree on the necessity of the construction of a retaining wall, the Committee shall be the final arbiter of such issue.

15. What type of tree can I plant in my front yard?

- The minimum tree size for all new trees is 3.0 caliper inches. Corner lots must have two trees and standard lots must have one tree.
- The trees which are on the approved species list include the following: Pecan, Cedar Elm, Live Oak, Texas Red Oak, Shumard Red Oak, and Bur Oak. If one wishes to deviate from the approved tree list, that is often possible, but an alternate tree species does require review and approval by the Architectural Control Committee prior to planting if it is to be used to satisfy the tree requirements.
- Examples of variant tree species which have received approval in the past include Little Gem Magnolia, October Blaze Glory Maple, Silver Leaf Maple, and Texas Ash. Many residents have inquired if Crape Myrtles may be used to satisfy the tree requirements, and unfortunately these are considered an ornamental. As such, Crape Myrtles may not be counted toward the minimum landscaping covenants.

16. What are the requirements for installing a storage shed in my backyard?

- Max height 10'
- if shingled, shingles must match those in use on the residence in both color and material composition
- if painted, paint must match the primary (field) paint in use on the residence
- structure must respect 5' rear and side yard setbacks (also required by City of Fate)
- Note that city will require a separate accessory structure permit and anchoring system- contact the City of Fate for additional details

17. There is a car parked in front of my house. What can the HOA do to resolve this?

- Many residents believe the street in front of their home is an extension of their property. However, all streets in Woodcreek are public right of ways, meaning that vehicles may be freely operated and parked by any resident, guest or business providing service to a homeowner. With that said, the HOA does have various restrictions on specific types of vehicles, of which one would be an inoperable or disabled vehicle.
- If the vehicles contain expired inspection/registration stickers, the HOA would be able to step in and consider it an inoperable vehicle. As an HOA, for this reason we would be able to create a compliance notice. To clarify, the notice would be sent to the vehicle owner for this reason and not because it is parked in the street in front of a residence.
- As a homeowner, your other option is to contact Fate Department of Public Safety and report this vehicle as inoperable for the above reasons. Because this is a vehicular matter located within the public right of way, which falls within Fate DPS's jurisdiction, that department may be able to more promptly respond than the HOA is able. The Fate DPS non-emergency line is (972) 771-7724.

18. Can I have a garage sale?

- Per the community CC&R's residents are not permitted to hold garage sales aside from the two community garage sales in the spring and the fall. The Spring 2021 garage sale is set to occur April 30th through May 1st and the Fall garage sale is scheduled for September 30th through October 2nd. Signage may be posted in the community during these time periods, but must be removed once this weekend is complete.

19. When does pool season begin?

- The pool season is set to begin in May. Please watch for announced date.

20. If I want to submit a question for the monthly Board of Directors meeting, how do I do so?

- Questions can be submitted to the on-site office or emailed to manager@woodcreekfatehoa.com and will be added to the agenda for monthly meetings, which typically occur on the 4th Wednesday of the month.

21. Can I pay my semi-annual assessments at the on-site office? Can I pay my assessment online?

- Assessments are due on April 1st and October 1st and can be paid by mail or online.
- If you would rather mail a check, please make checks payable to **Woodcreek Fate**. The amount will be \$360.00. You will need to include your account number on the memo line of the check and mail it to the following address:
- Please make checks payable to **Woodcreek Fate** and mail your payment to:

Woodcreek Fate
c/o Principal Management Group of North Texas
P.O. Box 660090
Dallas, TX 75266-0090.

- Online payment options are available through TownSq (www.townsq.io)and processing fees will apply. You may also submit a completed Automatic Payment of Assessments form (enclosed) for a free payment option.

22. What is covered under the noise ordinance (i.e., construction work, barking dogs, loud music)?

- Per City Code Sec. 14-248. – General prohibitions.
 - (a) It shall be unlawful for any person to make, continue, or cause to be made or continued any loud, unnecessary, or unusual noise that annoys, disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others.
 - (b) It shall be unlawful for any person to make, assist in making, permit, continue, cause to be made or continued, or permit the continuance of any sound that either exceeds the maximum permitted dB(A) sound levels specified in this article or that otherwise unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety of others.
 - (c) It shall be unlawful for any person to pour a slab, demolish a building, or utilize any commercial or industrial power tools or construction vehicles before 7:00 a.m. or after 10:00 p.m. on Monday through Saturday, and no time on Sundays.

23. Can the HOA restrict a homeowner from renting their home?

- The HOA cannot stipulate who can and cannot purchase a home in the neighborhood. Homeowners may rent to anyone they choose with the condition that the lease is of at least one-year in duration and a copy of the lease agreement is furnished to the HOA. To prohibit a certain class of people based on their income becomes a civil rights violation of the applicant. The HOA cannot impede on a contract between two parties (landlord and renter). This would be considered discrimination based on income, family status, and race/nationality.
- The landlord is responsible for educating tenants on HOA bylaws and compliance. These homeowners are held to the same standard that any other Woodcreek Fate HOA resident is held to and the compliance process functions in the same way for every resident in Woodcreek.

24. What can I do about a barking dog?

- The HOA can issue a violation notice to an offending address. To protect all our homeowners' right to privacy, the HOA treats all complaints anonymously, meaning that your name will not be involved in any manner.
- The violation letter process is intended to be helpful in alerting a pet owner that their dog's behavior is causing headaches for other residents. However, it does not offer immediate resolution to a barking dog problem during daytime or evening hours because the HOA is not able to act as a substitute for law enforcement and/or county or city services. The appropriate municipal departments that are empowered by law to help resolve your problem must be contacted in situations regarding barking dogs.

- Per Fate Code of Ordinances 4-4 a person disturbed by an animal that unreasonably barks or makes other unreasonable noises may file a complaint with the City's Animal Care contractor. A complaint must include the (1) name and address of the complainant, (2) exact address of the disturbance, (3) type of animal causing the disturbance and (4) the times that the animal is causing the disturbance. The Animal Care Officer will then deliver a notice to both the owner of the animal and the complainant. If after 10 days the disturbance continues, the complainant may file a complaint in writing with the Municipal Court of Fate. The Animal Care Officer cannot file the complaint with the court on behalf of the complainant. Additionally, animal control can be reached at (972) 382-3647.

25. How long can holiday decorations remain in view?

- Each residence may display seasonal decorations (including lights, lawn ornaments, flags, and banners) during the applicable season and provided that such decoration is in any event consistent with the CC&Rs for no more than 30-days after the holiday is completed.

26. My streetlight is out. Who do I contact?

- **(75189) Farmers Electric**
Report a power outage (903) 455-1715 To report a street light problem <http://www.fecelectric.com/>
- **(75087) Oncor Electric**
Report a power outage (888) 313-6862 To report a street light problem <https://www.oncorstreetlight.com/>

27. Who is responsible for repairing sidewalks?

- The HOA maintains sidewalks along the walking trail and Woodcreek Blvd. / CD Boren Pkwy.
- Residents are responsible for the maintenance of sidewalks in front of their home. The City of Fate does offer a 50/50 Sidewalk Program. For more details visit <https://www.cityoffate.com/DocumentCenter/View/903>.

28. How do I sign up for the bi-weekly community E-News and quarterly Newsletter?

- If you are not already receiving e-news and newsletters, you can email lifestyle@woodcreekfatehoa.com.

29. How do I book a clubhouse rental?

- Our current policy requires a 90-day duration for peak dates on the calendar. In order to officially have a hold placed on the date you would like, you can bring the attached registration form to the on-site office exactly 90-days before, place the form in the drop box adjacent to the fitness center doors, or send the form to lifestyle@woodcreekfatehoa.com. Please note that you can submit the form by email beginning at midnight at the 90-day mark.
- Your requested event date is not guaranteed until you have received confirmation by email or a phone call from management. .
- Receipt of your rental fee and \$500 refundable security deposit (in the form of two checks) and completed rental reservation agreement will finalize and secure your reservation.
- Please feel free to drop these items by during office hours.

30. How do I book a pool party/ outdoor kitchen use?

- Pool parties must be booked at least 72 hours prior to the requested date and can be booked in person at the on-site office during business hours or by emailing lifestyle@woodcreekfatehoa.com. Once we've determined an available date that suits your needs, you will need to complete and return a pool party registration form to have your event placed on the pool calendar.
- The form itself addresses the most received questions and outlines basic pool party policies. Of course, should you find that you still have questions after reading through the document, please feel free to contact management by phone or email for additional guidance. A few things of note to mention:
 - pool parties may occur for a maximum period of up to 4 hours in length between the hours of 9:30 AM and 8:30 PM
 - a maximum of 25 non-resident guests may be invited; residents of the community who may attend your party are not counted toward the total number of invitees
 - residents are responsible for removing any pizza boxes, catering supplies, wrapping paper, etc., after their event to avoid overfilling the trash containers
 - glass bottles and alcohol are prohibited
 - live music or a DJ during your pool party is not permitted to avoid interfering with other resident's enjoyment of the pool
 - the pool is swim at your own risk with no lifeguards on duty
 - the pool is not closed exclusively to your party as it is still open for all residents to enjoy
 - Booking a pool party is free of charge if there is availability. If you are wanting to rent out the outdoor kitchen that will be an additional cost for 4 hours of use.

31. How do I sign up for dog park access?

- Please stop by the on-site office during walk-in hours to fill out a Dog Park Registration Form. You will be issued Woodcreek HOA dog tags and an access card for the dog park.

32. How do I schedule a bulk trash pick-up?

- You can schedule a pickup by contacting Waste Connections at (469) 452-8000. If you have a specific date scheduled and are needing to place items near the street, feel free to email compliance@woodcreekfatehoa.com and a note can be made on your resident account as to not incur a compliance letter in the interim.

33. How do I go about replacing my mailbox?

- Homeowners are responsible for the maintenance of their mailbox. If you are needing to replace your mailbox, it must contain a stained cedar post and black mailbox.
- In new areas of development, mailboxes shall be provided for use by the homeowners in a "cluster design" and shall be designed and constructed in accordance with any applicable guidelines and/or requirements of the City and/or United States Postal Service.

**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	
D	D		I/We have read the appropriate Deed Restrictions
D	D	D	I/We have obtained a City building permit (attach copy)
D	D		This project will require fence removal (if yes, inform Association Manager)
D	D		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>
------------------------------	-------------

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 Associa Principal Management Group
Attention: Manager
100 Woodcreek Blvd
Rockwall, TX 75087

<p>For additional information email or call: Compliance Manager Phone: 972-722-6484 compliance@woodcreekfatehoa.com</p>

WOODCREEK

FATE - TEXAS

100 Woodcreek Blvd. Rockwall, TX 75087
(972) 722-6484

COMMITTEE INTEREST FORM

There are many ways you can support your community. Volunteer for a committee and earn points for assisting with events. Volunteer points may be redeemed for reduced fee amenity rentals!

Name	
Phone	
Address	
Email	

Please place a check mark to indicate interest:

- **Social Committee** (organizes social events including Fall Festival, Daddy/Daughter Dance, and Polar Express)
- **Welcome Committee** (organizes and distributes welcome packets for new residents of the community, hosts 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** (organizes Yard-of-the-Month and Holiday Lighting Contest)
- **Safety Committee** (organizes safety education courses alongside Fate Department of Public Safety)
- **Sunshine Committee** (expresses congratulations, sympathy or concern to members of the Community in the event of illness, bereavement or milestone events.)
- **Pool Committee** (works closely with Safety and Social regarding pool related events and safety courses.)
- **PAW Committee** ("Pets At Woodcreek" organizes pet centered events, shot clinics, and assists with reuniting lost pets in the community.)
- **Civic Advisory** (works with local city officials to keep the community informed regarding events that may affect the HOA Community. Also maintains flag etiquette.)

Please return this form to the on-site office.

WOODCREEK

FATE - TEXAS

100 Woodcreek Blvd.

Rockwall, TX 75087

(972) 722-6484

VOLUNTEER POINT SYSTEM

How Volunteers Earn points:

- Lead an event – earn 2 points
- Co-lead an event – earn 1 point
- Volunteer at an event – earn ½ point if more than 2 hours
- Volunteer at an event – earn ¼ point if 2 hours or less

Points will be counted on an individual basis, but families in the same home may combine points when renting the clubhouse. There is an 8 point maximum per household until points have been redeemed.

To use your points earned:

- 1 point = \$1.00 rental fee for outdoor kitchen
- 1 point = 25% off the clubhouse rental fee
- 2 points = 50% off the clubhouse rental fee
- 3 points = 75% off the clubhouse rental fee
- 4 points = \$1.00 rental fee for clubhouse

Only legal property owners/tenants can redeem clubhouse points. Children 18 and under will earn a volunteer hour certificate and letter for their organization but will not earn points for rentals.

Rental Fees:

- Outdoor Kitchen \$50.00 for 4 hours
- Clubhouse Monday – Thursday \$225 for 5 hours
- Clubhouse Friday – Sunday \$300 for 5 hours
- Rental Deposit – \$500.00 (Refundable after inspection of clubhouse)

To book the outdoor kitchen or clubhouse, please email lifestyle@woodcreekfatehoa.com or call 972-722- 6484 to make reservations and check on availability.

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	Pools	Outdoor Kitchens	Soccer Field
Rental Fees: \$225 per five-hour rental Monday through Thursdays. \$300 per five-hour rental Friday through Sundays. Deposit: \$500 (refundable) Additional Hours: \$50 per hour Max Guests: 85	Rental Fees: Complimentary Four-hour maximum Max Guests: 25 *See management for pool season dates <u>Locations</u> Clubhouse <input type="checkbox"/> North Amenity <input type="checkbox"/> Lakeside Amenity <input type="checkbox"/>	Rental Fees: \$25 per two-hours of use Four-hour maximum in conjunction with a pool party. *During pool season only Max Guests: 25 <u>Locations</u> Clubhouse <input type="checkbox"/> North Amenity <input type="checkbox"/>	Rental Fees: Complimentary Four-hour maximum Max Guests: None

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 Fate HOA)

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

Rental check must be from a current homeowner with a Woodcreek address listed 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 at the **Clubhouse** includes a propane grill, sink, and large counter space. The Outdoor Kitchen at the **North Amenity** is enclosed, but features a sliding window that opens to the pool deck. The Kitchen features a refrigerator, microwave, Keurig, and large bucket sink. This area can be reserved in conjunction with a pool party at the North Amenity for \$50 for the full 4hours.
- 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 dripless 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 5 PM Monday through Friday. I understand that the contact information provided is the best way to contact me via email, phone, and text in regard 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 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 Associa Principal 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: _____



DOG PARK RULES & REGULATIONS

The recreation facilities, including the workout area, clubhouse, swimming pool, outdoor kitchen, soccer field, dog park, playgrounds and restrooms, are private property owned by the association. The Dog Park is a Woodcreek common area. Residents must follow all Woodcreek amenity rules when visiting any common area.

HOURS:

The Dog Park will be open for resident use from 7:00 AM to dusk. The security system will lock out all access cards after hours.

RULES:

1. Please be courteous of others when using the facility. All common areas are subject to video surveillance.
2. No more than two guests per household, using the Dog Park at a time.
3. Leave the facility as you found it. What you bring in, please take out.
4. Please report any inoperable or broken equipment immediately.
5. In case of injury call 9-1-1.
6. Clean up all garbage acquired at common areas.
7. Any damages to common areas will result in access suspension and/or fines to the homeowner responsible.
8. Defacement of HOA property will result in amenity access suspension and/or fines.
9. Owners/handlers are legally and financially responsible for any injuries caused by their dog(s) and use the Woodcreek Dog Park at their own risk.
10. Aggressive dogs are not allowed. Dogs showing aggression towards people or other dogs must be removed from the Dog Park immediately.
11. Clean up and dispose of feces left by your dog. Bags and receptacles are provided at the Dog Park.
12. Children under the age of 16 must be accompanied by a parent or guardian at all times.
13. No dogs in heat are allowed. Spayed/Neutered dogs are recommended.
14. No sick dogs or those with fleas, ticks, worms, or other parasites are allowed.
15. Puppies under the age of 4 months are not allowed, as they are not sufficiently immunized.
16. All dogs must be fully registered by the City of Fate and fully immunized with tags on their collars.
17. Maximum of 3 dogs per owner/handler at the Dog Park.
18. Dogs must be on a leash when entering and exiting the Dog Park. Do not congregate at the Dog Park entrance as this is intimidating to other dogs.
19. Retractable leashes, prong, spike, or choke collars and remote or shock-training collars are prohibited.
20. Dogs may NEVER be left unattended, under any circumstances. Your dog must be in visual and voice command control at all times.
21. Dog food, treats, human food, alcohol, smoking, and glass containers are strictly prohibited at the Dog Park.
22. Bones, rawhides, and squeaky or stuffed toys are prohibited since they can trigger aggression. Frisbees and balls are acceptable but must be taken back home when you leave.
23. Owners/handlers must stop dogs from digging and immediately fill holes.
24. Excessive barking is prohibited. Dogs barking continuously or uncontrollably must be removed from the Dog Park immediately.
25. The Dog Park is for dogs, their owners/handlers, and guests accompanying them. No other use is allowed.
26. Professional dog trainers and/or groomers are not permitted to conduct their business at the Dog Park.

ONLY DOGS REGISTERED WITH WOODCREEK DOG PARK TAGS ARE PERMITTED TO USE THE DOG PARK.

Woodcreek Dog Park tags are not only used to permit dogs into the park, but to reunite dogs with their owners if lost.

Replacement tags are \$5 each and may be purchased at the HOA on-site office.



POOL RULES & REGULATIONS

For emergencies, please call 9-1-1

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

ACCESS

Access to the pool/amenities area is for members of the Homeowners Association and their guests only. A valid amenities access card is 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 16 may not enter the pool unless accompanied by an adult 18 and up while at the pool
4. Residents 16-17 may only enter with some sort of ID displaying a birthdate and may not bring guests or younger family members
5. Swimmers must shower before entering the pool
6. No smoking in the pool area
7. Alcohol may not be brought into or consumed within the pool area
8. The pool ambassador reserves the right to search any coolers
9. Food and/or beverages may not be consumed while in the pool
10. No glass containers are permitted for food or beverages – plastic only, please
11. No animals are permitted in the pool enclosure area (*service dogs excluded)
12. Persons with infectious diseases may not use the pool
13. Infants and toddlers must wear swim diapers at all times
14. Children in the spray park must be supervised by an adult at all times
15. No rafts or other large flotation devices are allowed
16. Running, rough housing, diving, flips, and ball throwing are prohibited
17. Abusive language, excessive noise, rude behavior, and loud radios will not be tolerated
18. Swim wear only is permitted in the pool; no street clothes, please
19. All pool toys, food, trash, and decorations must be removed before leaving the pool
20. Balloons in the pool area must be removed immediately after your event and are not permitted in the water.
21. 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 4:00 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 4:00 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



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, Associa Principal Management Group 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, Associa Principal Management Group 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) _____



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.**

Name: _____ Phone: _____

Address: _____

Signature: _____ Date: _____

Please list any Dogs or Cats in your household below:

Name: _____ Breed: _____ Male/Female: _____ Weight: _____ Tag# _____

Name: _____ Breed: _____ Male/Female: _____ Weight: _____ Tag # _____

Name: _____ Breed: _____ Male/Female: _____ Weight: _____ Tag # _____