

Exhibits

THE NEW PROPERTY OWNER'S ASSOCIATION OF NEWPORT, INC. d/b/a
NEWPORT PROPERTY OWNER'S ASSOCIATION
FITNESS CENTER RULES
Revised effective January 29, 2020

RIGHT TO USE FITNESS CENTER

1. ONLY MEMBERS OF NPOAN (NEW PROPERTY OWNERS ASSOCIATION OF NEWPORT) WITH A CURRENT NEWPORT AMENITY CARD ARE ALLOWED TO USE THESE FACILITIES.
2. GUESTS ARE NOT PERMITTED.
3. ENTRY TO THE FITNESS CENTER SHALL BE BY KEY FOB ONLY THROUGH THE DOOR AT THE WEST ENTRANCE (UNDER BREEZEWAY). ALL OTHER DOORS ARE FOR EXIT ONLY.
4. A maximum of two (2) fobs per household will be issued at an issuance fee of \$20 each. If obtaining two fobs, they must be issued at same time. Lost or stolen fobs will be replaced for \$25 each. Fobs are not transferrable to other households. Fob holders shall not facilitate access to users who do not have a key fob. Fobs confiscated by management for unauthorized use (i.e. fob not in possession of the rightful owner) may be replaced for \$100 at the discretion of the Community Manager.
5. ACCESS DOOR SHALL BE KEPT CLOSED AT ALL TIMES.
6. A current Amenity Card and personal picture ID are required at all times and are

subject to being checked by NPOA board directors or employees. Amenity Cards are valid through December 31 of the year issued. Passes are the property of Newport Property Owner's Association and are for the exclusive use of members of NPOAN or their designated tenant. The Passes are not transferrable and may be suspended by the Board of Directors for violations of the NPOAN's founding documents or rules and regulations.

RULES FOR USE OF FITNESS CENTER

1. Safety is of primary concern to the NPOAN and its members. All persons using the fitness center do so at their own risk and agree to abide by the rules for use of the facility. The NPOA, its directors, agents and employees assume no responsibility for any accident or injury incurred in connection with the use of the fitness center or for any loss or damage to personal property. Members (property owners and tenants) are responsible for the actions of their children.
2. Hours of Operation shall be 6:00 am – 9 pm Monday through Sunday. The Board of Directors or Management shall have the right to adjust the hours and any such

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adjustment in hours of operation shall be posted on the entrance door. Management shall use its best efforts to also post any change in hours on the community website.

The Fitness Center will be closed on the following holidays:

New Year's Day
Easter
Memorial Day
July 4
Labor Day
Thanksgiving
Christmas Eve at Noon
Christmas Day
New Year's Eve at 2:00 pm

3. Children under the age of ten (10) years are not permitted in the fitness center. Children ten (10) to fifteen (15) are not permitted unless accompanied by, and with constant control and supervision of an adult (family member) eighteen (18) years of age or older.
4. No person shall use the fitness center unless the center is officially open. Unauthorized persons entering the fitness center when the center is closed will lose their privilege for the remainder of the year and risk prosecution for trespassing.
5. Intoxicated persons will not be allowed in the fitness center at any time.
6. Appropriate attire for the fitness center: shorts or warm-up suits, shirts,

tights/leotards and appropriate athletic footwear must be worn. Bathing suits and bare feet are prohibited.

7. All refuse must be placed in containers

provided for this purpose. Keeping the facility clean is everyone's responsibility.

8. Radios are not permitted in the fitness center. The only exception to this rule is electronic devices with earphones played at a volume that does not disturb others.

9. Oils or lotion should not be used during or prior to workout. Each user is requested to wipe off the equipment after each use. Cleaning supplies are provided in the center. REPLACE ALL WEIGHTS. Towels are not provided, you must bring your own.

10. Maximum number of people in the center at any one time is thirty (30).

11. While users are waiting the maximum time limit on each piece of equipment is 30 minutes.

12. No personal equipment other than exercise mats are permitted in the fitness center.

13. No smoking, food or beverage (except plastic water containers) is allowed in the center at any time.

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14. Animals are not permitted in the fitness center.

15. No wheeled recreational vehicles are permitted in the fitness center. This includes but is not limited to bicycles,

tricycles, scooters, wagons, skates or skateboards.

16. No signs, posters, photos or literature shall be posted on any door, wall, window or fitness apparatus without prior approval of the Board of Directors.

17. No unlawful use of the fitness center is permitted.

18. The use of a personal trainer is prohibited unless the member has provided NPOAN Management with the name, address, phone number and business information of the Personal Trainer along with copies of the Personal Trainer's certifications and licenses and a copy of the Professional Trainer's liability insurance policy with at least \$1,000,000 coverage per occurrence.

19. MANAGEMENT RESERVES THE RIGHT OF ADJUST OR ADD ANY RULES AS NEEDED. ADDITIONAL FITNESS CENTER RULES MAY BE POSTED AT THE FITNESS CENTER OR MAY BE IMPLEMENTED WITHOUT NOTICE. MANAGEMENT RESERVES THE RIGHT TO

REFUSE ANYONE FITNESS CENTER PRIVILEGES WHO FAILS TO ADHERE TO THESE CENTER PRIVILEGES.

20. For questions and information please contact NPOAN Management Office:

2102 Country Club Drive
Crosby, Tx 77532
(281) 462-4199

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These Fitness Center Rules were adopted by the Board of Directors at a meeting held on January 29, 2020.

FILED FOR RECORD

10:50:59 AM

Wednesday, February 26, 2020

Diane Mautman

COUNTY CLERK, HARRIS COUNTY, TEXAS

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

Wednesday, February 26, 2020



Diane Mautman

COUNTY CLERK
HARRIS COUNTY, TEXAS

AFFIDAVIT FOR THE FILING OF DEDICATORY INSTRUMENTS

THE STATE OF TEXAS

COUNTY OF HARRIS

WHEREAS, SECTION 202.006 of Title 11 of the Texas Property Code require that a property owner's association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS, The New Property Owner's Association of Newport, Inc. dba Newport Property Owner's Association (the "Association") is a property owner's association as the term is defined in Title 11 of the Texas Property Code.

NOW, THEREFORE, true copy of the following dedicatory instrument of The New Property Owner's Association of Newport, Inc. adopted January 29, 2020 is attached hereto, including:

FITNESS CENTER RULES

FURTHER, other dedicatory instruments of The New Property Owner's Association of Newport, Inc. have already been filed in the public records of Harris County.

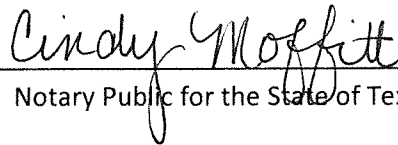


Carol Jones, Community Manager


STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Carol Jones, whose position is Community Manager for The New Property Owner's Association of Newport, Inc., known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the purposes and in the capacity therein expressed.

SUBSCRIBED AND SWORN TO BEFORE ME on this 25th day of February, 2020.



Notary Public for the State of Texas

Return to: 
Newport Property Owner's Association
P.O. Box 1362
Crosby, Texas 77532

