

**THE NEW PROPERTY OWNER'S ASSOCIATION OF NEWPORT, INC. d/b/a
NEWPORT PROPERTY OWNER'S ASSOCIATION
FITNESS CENTER RULES
Revised effective July 30, 2026**

RIGHT TO USE FITNESS CENTER

1. ONLY MEMBERS OF NEWPORT PROPERTY OWNER'S ASSOCIATION ("NPOA") WITH AN ELECTRONIC KEY CARD ("KEY CARD") ARE ALLOWED TO USE THESE FACILITIES.
2. GUESTS ARE NOT PERMITTED.
3. ENTRY TO THE FITNESS CENTER SHALL BE BY KEY CARD ONLY THROUGH THE DOOR AT THE WEST ENTRANCE (UNDER BREEZEWAY). ALL OTHER DOORS ARE FOR EXIT ONLY.
4. A maximum of three (3) key cards per household will be issued with an issuance fee of \$30 for the first card and \$10 for each additional card. Additionally, there is a one-time activation fee of \$30. Lost or stolen key cards will be replaced for \$50 each (after 3rd key card acquired). Key cards are not transferrable to other households. Key card holders shall not facilitate access to users who do not have a key card. Key cards confiscated by management for unauthorized use (i.e. key cards not in possession of the rightful owner) may be returned and reactivated at the discretion of the Community Manager.
5. ACCESS DOOR SHALL BE KEPT CLOSED AT ALL TIMES.
6. A current key card and personal picture ID are required at all times and are subject to being checked by NPOA board directors or employees. Key cards are valid through December 31 of the year issued. Key cards are the property of NPOA and are for the exclusive use of members of NPOA or their designated tenant. Key cards are not transferrable and may be suspended by the Board of Directors for violations of the NPOA's founding documents or rules and regulations.

RULES FOR USE OF FITNESS CENTER

1. Safety is of primary concern to the NPOA 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.

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2. Hours of Operation: Monday through Friday 5:00 am – 8:30 pm. Saturday, Sunday 7:00 am – 5:00 pm. The Board of Directors or Management shall have the right to adjust the hours and any such 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 Eve at Noon	Wednesday before Thanksgiving at
New Year's Day	Noon
Easter	Thanksgiving
Memorial Day	Christmas Eve at Noon
July 4 th	Christmas Day
Labor Day	

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. 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.
8. 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.
9. Maximum number of people in the center at any one time is thirty (30).

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- 10.** While users are waiting the maximum time limit on each piece of equipment is 30 minutes.
- 11.** No smoking, food or beverage (except plastic water containers) is allowed in the center at any time.
- 12.** Animals are not permitted in the fitness center.
- 13.** No wheeled recreational vehicles are permitted in the fitness center. This includes but is not limited to bicycles, tricycles, scooters, wagons, skates or skateboards.
- 14.** No unlawful use of the fitness center is permitted.
- 15.** **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 THE FITNESS CENTER PRIVILEGES.**
- 16.** For questions and information, please contact:

NPOA Management Office
2102 Country Club Drive
Crosby, TX 77532
(281) 462-4199

These Fitness Center Rules were adopted by the Board of Directors
at a meeting held on July 30, 2026.

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STATE OF TEXAS

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COUNTY OF HARRIS

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RP-2026-324149
08/10/2026 RP1 \$37.00

WHEREAS, SECTION 202.006 of Title 11 of the Texas Property Code requires 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 (2)
("NPOA") is a property owner's association as the term is defined in Title 11 of the Texas Property Code. 10R

NOW, THEREFORE, true copy of the following dedicatory instrument of NPOA adopted July 30, 2026 is attached hereto, including:

**NEWPORT PROPERTY OWNER'S ASSOCIATION
FITNESS CENTER RULES**

This document replaces NPOA Fitness Center Rules recorded under
Film Code No. RP-2020-86485 of the Harris County Real Property Records

FURTHER, other dedicatory instruments of NPOA have already been filed in the public records of Harris County.

Teresa Platt

Teresa Platt, Community Manager

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared TERESA PLATT, whose position of COMMUNITY MANAGER for The New Property Owner's Association of Newport, Inc., known to me personally to be the 10R
person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed same for the 10R
purposes and in the capacity therein expressed. 10R

SUBSCRIBED AND SWORN TO BEFORE ME on this 30th day of July, 2026.

Cindy Moffitt

Notary Public for the State of Texas

Return to: ✓✓

Newport Property Owner's Association
P. O. Box 1362
Crosby, TX 77532



FILED FOR RECORD

8:00:00 AM

Monday, August 10, 2026

Leneshia Hudspeth

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

Monday, August 10, 2026



Leneshia Hudspeth

COUNTY CLERK
HARRIS COUNTY, TEXAS