

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

1. To enter the pool, you must have a current amenity card. You may be asked for ID to compare to amenity card.
2. Obey lifeguards and other supervisory personnel. Talking with lifeguards while on duty is prohibited.
3. No more than two (2) guests per member will be admitted, maximum four (4) guests per family. Members must be present with guest at the pool.
4. Falsifying membership cards or sharing membership cards will result in revocation of swimming privileges for the remainder of the season.
5. Members and guests are responsible for cleaning up their trash before leaving the pool area.
6. Any child fourteen (14) years or under must be accompanied by said child's parent or a person eighteen (18) years or older.
7. Running or roughhousing (throwing each other, pushing, dunking, getting on another's shoulders, splash fights, dog fights) are not allowed.
8. Glass containers or alcoholic beverages are not allowed within the entry gate to the pool or park area.
9. Loud music in pool or park area is prohibited.
10. Flotation items for swimming pools are allowed, but restricted to safety floats worn on the body.
11. Noodles are permitted for flotation, but no roughhousing with noodles will be tolerated.
12. Balls, Frisbees or similar type toys are not allowed. Cloth water balls are permitted at lifeguards' discretion.
13. Diving in shallow water (less than 6 feet) is not allowed.
14. Stay off the rope.
15. Pets are not allowed in the pool area.
16. Appropriate swim attire is required. Swim attire is defined as bathing suits. No gym shorts or cut-off pants are allowed.
17. Loud, abusive or foul language will not be tolerated.
18. Chewing gum is not allowed in pool or park areas.

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

19. Swimmers in the water have the right of way. Those entering the water must make certain no one is in front of them.
20. Swimming with an open sore or a communicable disease is prohibited.
21. Jumping off backwards or anyway that throws the head back towards the side of the pool is prohibited. Slips from the side of the pool are not allowed.
22. Anyone caught swimming after hours will be suspended for the remainder of the season and may have criminal trespassing charges filed against them.
23. Parents/Guardians are responsible for their children and guests in the pool and park area.
24. Cocoa butter, baby oil, margarine and similar materials are not soluble in pool water. Swimmers are requested to use commercial suntan preparation only.
25. Be alert to help anyone in trouble. Call for help immediately. Do not remove anyone from the water complaining of back pain.
26. Lifeguards are employed to ensure safety of swimmers. They have the authority to remove from the pool area anyone disobeying the rules of endangering the safety of themselves or others. The lifeguard has the authority to suspend the offender for one day. Additional violations will be turned over Association management. Repeat violations may result in revocation of swimming privileges for the remainder of the season.
27. ONE LONG WHISTLE BLAST MEANS CLEAR THE POOL. Clear the pool immediately when the alarm is sounded. Follow instructions. Stay aware from emergency location.
28. Tobacco use is not permitted in the pool or bath house pavilion.
29. LIFEGUARDS HAVE THE ULTIMATE AUTHORITY.

BABY POOL RULES

1. LIFEGUARDS ARE NOT RESPONSIBLE FOR THE BABY POOL.
2. Users must be accompanied by a parent or guardian eighteen (18) years or older.
3. Parent or guardians are responsible for their children.

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

4. All pool rules apply to baby pool.
5. Swimsuits and special swim diapers are required. Regular disposable diapers are not allowed in baby or lap pool.

TEN MINUTES BREAK POLICY

1. All swimmers should exit the pool during this break. Adults (18 years and older) choosing to swim laps are swimming at their own risk. Patrons may not sit on pool steps, dangle their feet in the water, etc.
2. This period is for the safety of the swimmers and provides a rest period for the lifeguards. Rotation of guards and an inspection of the facility are completed at this time.

ADULT ONLY SWIM

Adult only swim is on Tuesday and Thursday from 8:00 AM to 11:00 AM. If the pool is closed on Tuesday, following a Monday holiday, there will be no adult swim on that day.

PROCEDURE FOR LIGHTNING/THUNDER

There will be a 30-minute break each time the lifeguard hears thunder or sees lightning.

POOL MAINTENANCE

The pool is closed one day during the week for pool maintenance.

The Pool Rules were adopted by the Board of Directors on July 30, 2026.

4
AFFT
K

AFFIDAVIT FOR THE FILING OF DEDICATORY INSTRUMENTS

STATE OF TEXAS

§

§

COUNTY OF HARRIS

§

RP-2026-324151
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 (the "Association") is a property owner's association as the term is defined in Title 11 of the Texas Property Code. (2) IDR

NOW, THEREFORE, true copy of the following dedicatory instrument of The New Property Owner's Association of Newport, Inc. adopted July 30, 2026 is attached hereto, including:

**NEWPORT OWNER'S ASSOCIATION
RULES AND REGULATIONS FOR POOL FACILITY**

This document replaces Rules and Regulations NPOAN Pool Facility recorded under Film Code No. RP-2017-236064 of the Harris County Real Property Records

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.

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 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. IDR 1els

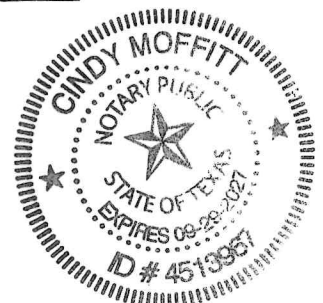
SUBSCRIBED AND SWORN TO BEFORE ME on this 30th day of July, 2026.

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

Laneshia Hudgeth

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

Laneshia Hudgeth

COUNTY CLERK
HARRIS COUNTY, TEXAS

