

TWIN CREEKS COMMUNITY ASSOCIATION, INC.

AMENITY RULES AND REGULATIONS

- ACCESS CARDS** Members are to pick up their access cards at the Twin Creeks Information Center at 300 Twin Creeks Dr., Allen, TX. 972-390-1194. Proof of ownership is required. One card is provided at no charge for each household. Additional cards may be purchased for \$8.00 and lost cards may be replaced for a \$25.00 fee.
- COMMUNITY SOCIAL EVENTS** Please see the Twin Creeks Newsletter for social events or call 972-390-1194.
- BASEBALL FIELDS** The playing fields are dedicated to the City of Allen.
- BASKETBALL COURTS** Courts are available for use by property owners and their guests. Availability is on an unreserved first-come basis. In the event of a waiting line, each group should limit its play to 60 minutes or one game.
- GREENBELTS** Manicured greenbelts throughout the Twin Creeks Community may not be used for regular scheduled social meeting, events, or sporting practices. The Association pays for weekly maintenance to keep the greenbelts looking their best and finds it necessary that these regular activities are not allowed due to the risk of damaging the turf, grade and/or irrigation sprinklers. Special community wide events may be allowed with written permission from the Association Manager.
- HIKE & BIKE TRAILS** City of Allen/Golf Club Trails are for enjoyment of public joggers, walkers, and cyclists. No motorized vehicles (other than wheelchairs or authorized vehicles) are permitted on trails. Cyclists traveling in excess of 15 mph must use the public streets. Reflective clothing is recommended after dusk for safety.
- PAVILION** The pavilion may be reserved, *but not exclusively*, by calling the Association Manager at (972) 390-1194. A deposit of \$250.00 and a signed Hold Harmless Agreement will be required in the event of property damage, clean-up, or injury. Persons using the pavilion for parties are responsible to ensure the area is cleaned up immediately after the party. Additional rules may apply.
- PLAYGROUND** Two children's playgrounds are located near the pools and are available for use by property owners' children and their guests *with adult supervision*. No **glass, smoking, or pets are allowed in the playground & pavilion area**.
- PONDS AND LAKES** Both ponds/lakes on Twin Creeks Drive may be enjoyed by Twin Creeks' residents for fishing, picnicking, and feeding the ducks at your own risk. No swimming, boating, or wading is allowed around any water features.
- SOCCER FIELDS** The playing fields are dedicated to the City of Allen.
- SOMERSET GAZEBO** The "Gazebo at Somerset" may be used by residents and their guests for photo taking and general enjoyment. Homeowners using the Gazebo for photo shoots, such as family portrait, prom, graduation, etc, are asked to limit the number of guests to a maximum of 10 per group. Please park vehicles on the exit side of Lakeway Drive (maximum number of two vehicles. Please). Parking must not create a traffic problem for other residents and no vehicles are to park on the entrance side of Lakeway Drive or on any portion of Desert or Cactus Courts. Trash and debris must be removed from the premises after using the Gazebo and left free of property damage. If there are any damages to property, please report to Management. The Association and Management will not be held responsible for reserving, supervising, or held liable for any property/personal damage resulting from use of Gazebo and common Area. "Availability is on an unreserved first-come basis".
- TENNIS COURTS** Six lighted tennis courts are available for use by property owners and their guests. Guests must be accompanied by property owner. Automatic timers at each court provide lighting for play after dark until 10:00 p.m. at TC I and TC II Courts. Hours are subject to change. Proper tennis attire and shoes are required. Use of the tennis courts for any activity other than tennis and pickleball play is prohibited. Availability is on an unreserved first-come basis. Play must be limited to 60 minutes for singles and 90 minutes for doubles if others are waiting. Tennis lessons are exclusively provided by Certified Pro Colleen Regan. Access into all tennis courts is granted by your assigned access card. Please call the Information Center, 972-390-1194, for new updates.

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VOLLEYBALL COURT The sand volleyball courts are for use by property owners only. The TC I and TC II Courts close at 10:00 p.m. Availability is on an unreserved first-come basis. Play must be limited to one game if others are waiting. **Residents should only have 5 guests per Twin Creeks member.**

POOLS

Open/Close Dates The pools are open for the exclusive use and enjoyment of property owners and their guests from Memorial Day weekend through Labor Day weekend. Guests must be accompanied by property owner. Weather permitting; the pool may also be open on weekends in September.

Public pay telephone is available for local outgoing calls. Paging for incoming calls is not available.

Hours of Operation

TC I Pool: Open daily for summer season from 10:00 a.m. until 9:00 p.m. with lifeguard and monitoring service *Hours and days are subject to change.*

TC II Pool: Open daily from 8:00 a.m. until 9:00 p.m. with pool and pavilion monitoring service. *Hours and days are subject to change.*

Admittance

Property owners may use the pool at no charge providing the property owner is current with their dues. **Pool Access Cards must be presented prior to every admittance to the pool. Anyone unable to provide verification of residency will not be admitted. No children under 14 will be admitted into the pool facility without a parent or designated guardian who is at least 18 years of age.**

Guests

Property owners may bring four guests per day per household. **Guests must be accompanied by a property owner at all times.** A caregiver pass may be obtained for a person who is responsible for daily care giving at no a charge.

Resident Pool Parties

Property owners may use the pool and pavilion for private parties but not at the exclusion of the rest of the property owners. A reservation for a party must be made through the Association's management at (972) 390-1194. There is a time limit of two (2) hours per party. A deposit of \$250.00 and a signed Hold Harmless Agreement will hold the reservation and the deposit is refundable as determined by Management if the area is clean and no damage is done. Only one party may be held at a time and must be limited to 30 people unless otherwise approved. Acceptance of a reservation is subject to availability of lifeguards, staff and other reservations. **Party must bring trash bags and remove party trash off premises after party is over.**

Safety

In the best interest of safety, no flotation devices of any kind (i.e., rafts, rings, floaties, and inner tubes) other than U.S. Coast Guard approved life vests are permitted in the pool. The only exception is toddler inner tubes (water rings) in the main pool. No flotation devices of any kind are allowed in the baby pool.

No glass containers of any kind are allowed inside the pool or pool area.

Weather Policy

If evidence of severe weather is observed at any time, lifeguards will require immediate exit from the water. The entire pool area will be closed if electrical storms or foul weather watches or warnings occur. If dismal weather conditions prevent opening or reopening of the pool prior to 4:00 p.m. the pool will be closed until the following day.