

BRIDGEWOOD ASSOCIATION, INC.
COMMUNITY SWIMMING POOL, RECREATIONAL FACILITIES, AND
COMMON AREA POLICY

Dear Bridgewood Residents:

Please read the enclosed information and:

1. Discuss with each member of your family and ensure that they understand that if they are asked to leave by an agent of the Association that they must do so.
2. Keep a copy of the rules for your records.
3. Ensure that all guests understand all the rules and that you will be held responsible for their failure to obey those rules.

Assessments

In accordance with (IAW) the Declaration of Protective Covenants of the Bridgewood Association, Inc., if your account is delinquent, your right to use recreational common area will be suspended and you will not be issued an amenity access card. If you would like to pay off your account balance, please log onto your Resident Portal at <http://www.realmanage.com/residentportal> or call (866) 473-2573 or mail payment to address provided on your statement:

Bridgewood Association, Inc.
C/O RealManage 2633 McKinney Ave #130-502
Dallas, TX 75204-2581

If a recent payment has not been applied to the account, a valid receipt or proof of payment will suffice.

Amenity Access Media

Amenity access media must be used at all times while using any portion of the Association's recreation areas and common areas. This is our only means to identify valid residents versus individuals from outside communities. Only one (1) access card or two (2) mobile passes will be allowed per residence. The fee for the card access media is \$30 or \$15 per mobile pass.

Non-Working Amenity Access Media

Your amenity access media has a one-year warranty. If your access media does not work and there is no sign of physical damage it may be replaced. If your media does not open the gate to amenity during the hours it is open, please contact RealManage at (866) 473-2573 or email bridgewo@ciramail.com.

Please be advised that the pool staff is advised not to allow access to residents with non-working access media.

Amenity Access for Tenants of Property Owners

If a member is renting or leasing their home and wishes to relinquish their privileges so that tenants may use the common area facilities, they may do so by using the "Relinquishment of Rights or Privileges Form". Tenants must purchase a card if they do not have one already.

Authorized Users

Please remember that any agent of the Association can remove unauthorized users from any common area. An authorized user is any resident and their guest that has an active amenity access media in their possession at that time. Access media will be checked frequently to ensure that users of facilities are authorized and those without access media will be escorted off the property. Failure to obey an agent of the Association will result in the notification of law enforcement, and the unauthorized user may face criminal charges, along with possible loss of privileges to use common areas and recreational facilities - this is to protect the right of authorized users and enhance their enjoyment of the facilities.

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The Association's common areas and recreational facilities are intended for and reserved for the exclusive use of authorized members of Bridgewood Association, Inc and their guest or tenants. Authorized members must accompany guest(s) that use common areas, or recreational facilities. Again, users must have an amenity access media in their possession to use any common area or recreational facility. As a general rule, users who use any common area or facility agree that these rules are enforceable by any agent of the Association and law enforcement, failure to obey these rules will also subject the owner of such property, to have their rights of usage suspended, or revoked by the Board of Directors.

Guests

All guests must be accompanied by a resident who remains at the pool during the guest's visit. Each household can host a maximum of up to six (6) guests.

Hours

All times are subject to change without notice. Agents acting on behalf of the Association can close any common areas, or recreational facility without notice when acting in the best interest of the Association and for common safety of residents. Swimming hours will be posted in front of the pool. All other facilities are closed after sunset and will remain closed until sunrise.

Absolutely no one is to enter the pool after it is closed. Failure to obey this rule absolves Bridgewood Association, Inc., property and pool management company and all others from liability and/or responsibility of any injury, loss of property, damage to property, or loss of life, due to a person's illegal use of this facility. It also subjects the illegal user to criminal prosecution.

Liability

All persons using recreational facilities do so at their own risk. The community swimming pool does not have lifeguards on duty. The Association assumes no responsibility for any accident or injury in connection with the use of the facilities, or for any loss or damage to the property in connection with the use of those facilities.

Violations

Failure to comply with the rules outlined herein or posted at any common area or recreation facility shall be considered sufficient cause for temporary or permanent loss of privileges. In situations involving a significant and immediate harm to persons or property in the community, privileges may be suspended immediately and without any prior warning, or written notice. Upon compelling information/evidence the Board of Directors may call a special meeting to determine if a resident/individual has abused the common areas in such a manner that it may be in the best interest of the community to ban, seek financial reimbursement for damages, issue a no trespass order, or revoke an individual or resident's privileges either in whole or in part, to parts or all of the Bridgewood common areas, park facilities, or other property owned by the Association.

BRIDGEWOOD ASSOCIATION, INC. COMMUNITY SWIMMING POOL RULES

1. No lifeguards on duty. Swim at your own risk.
2. Always obey posted rules. Residents are responsible for their guest's actions. Repeat violations may result in revocation of privileges.
3. Pool staff are authorized to refuse entrance to residents without an active amenity access media. Amenity access media will not be given to non-residents.
4. Harassment of any kind may result in the suspension of pool access.
5. Anyone under the age of fifteen must be accompanied and supervised by a physically capable swimmer who is fifteen years of age or older.
6. Prohibited activities include: running, diving or flips of any kind into the pool, use of vulgar/offensive language or gestures, littering, vaping or tobacco use of any kind, food within ten feet of the pool's edge, cooking or grilling in the pool area, damaging pool furniture or equipment, loud music, throwing of objects (balls, toys, etc.), rough play, (throwing each other, pushing, dunking, and getting on another person's shoulders, splashing fights, or chicken fights). Always use caution when around the pool area.
7. Prohibited items include: glass containers, alcoholic beverages, chewing gum, large flotation devices, bikes, skateboards, or motorized vehicles, weapons, pets, or animals of any kind in the pool.
8. Proper swimming attire is required. Cut-off or frayed clothing is not allowed.
9. People with incontinence issues must wear appropriate incontinence swimwear attire.
10. Entering facility and/or swimming with a communicable disease is prohibited and anyone exhibiting an illness or with an open sore will be required to leave.
11. No swimming after designated swimming hours. Anyone caught swimming after hours will be suspended for the remainder of the summer and have trespassing charges filed against him or her.