

Lewisville Waters Edge
Phase 1, Lot 1
TEMPORARY VARIANCES AND/OR AMENDMENTS
To the Guidelines and/or Rules and Regulations
Pool Use and Lake House Reservations

WHEREAS, the Board of Directors of Lewisville Water's Edge Condominium Owners Association in a duly called meeting held JUNE 28, 2018, voted to allow a temporary variance to certain pool rules and/or rules and regulations for facility use with the intent that an official amendment to the rules will be forthcoming at a later date to be determined at the sole discretion of the Board; and

upon at least a majority vote of the Board the variances outlined in this Resolution shall become effective as of the 29th day of JUNE, 2018, and shall remain in full force and effect until amended or rescinded by a majority vote of the Board; and

WHEREAS, the supplements and/or variances stated herein are hereby approved and shall be effective as of the aforementioned date. All other Rules, Regulations, and Architectural Guidelines not specifically supplemented or provided a variance in this Instrument shall remain in full force and effect.

NOW THEREFORE, the following variances, procedures, rules, and/or regulations were adopted by the Association and a true and correct copy of the following instrument of the Association is attached hereto:

Section J – Use of Facilities

1. "The Association may, in its sole and absolute discretion, designate the hours of access to the facilities as well as restrict the use thereof, by requiring pre-scheduling and limiting the amount of time available to each Owner to ensure fair access. The use of all facilities is subject to compliance with these Regulations and other posted rules at the facility."

J(3) Guests "Except for tenants under leases pursuant to Part E above, a non-owner may not use the facilities unless accompanied at all time by an Owner."

Variance "Owners that use their residence part-time or travel extensively and have a house sitter or other person who is approved to temporarily reside in their unit may designate person(s) over the age of 18 years to use the pool. The person must be residing in the unit for a period of at least 48 hours in order to qualify for pool use without the Owner being present. Children and family of the temporary resident may accompany the resident to the pool. The temporary resident shall be responsible for the family's and children's behavior. All pool rules must be observed. The Owner will be responsible for notifying the Board and/or the Managing Agent of the person's name, unit number, and anticipated length of stay for that person if applicable."

J(4) Number of Guests “With respect to each unit, the Owners of such Unit, at any one time, may not have more than 5 guests using the facilities. By reservation through the Manager, functions involving larger number of guests may be permitted in the pool area or community center provided, however, that the number of guests in the pool area or community center shall at all times comply with the restrictive covenants and the maximum occupancy standards set forth therein. Reserved functions must be confined to the pool area or community center, as applicable.”

Variance “With respect to each unit, the Owners of such Unit, at any one time, may not have more than 10 guests using the facilities for general use.”

J-12(a) Reservation “The pool area or community center may be reserved through the Manager for a specific date not more than 60 days prior to such date. Advance notice of a least one week should be given for any reservation. Owners are limited to a total of two reservations per month. The Association may charge a fee for the reservation and use of the pool area or community center in addition to the refundable deposit.”

Variance “The allowed times for pool parties shall be between the hours of 10:00 a.m. and 10:00 p.m. A properly reserved party will be allowed exclusive use of the cook top and the covered area for a set amount of time which will be stipulated in the reservation form when returned to the Owner. The maximum number of occupants for a reserved party at the pool is 20. No reservation for the community center or pool will be processed or approved until the \$200.00 refundable deposit is made. Owners must authorize the Association to collect the deposit by adding applicable charges to the Owner’s account. Mailing in a check for the deposit will no longer be accepted. Any costs for cleaning, breakage, damage, or other costs or expenses relating from or to the Owner’s use of the facilities (including the actions of any guest and/or invitee of the Owner) will be placed on the Owners account and shall be immediately due and payable to the Association. Any Owner who uses the pool or Lake House without obtaining approval through the proper reservation process will be subject a \$200.00 non-refundable fee which shall be added to the Owner’s account. **All charges and costs shall be added to the Owner’s account and is due and payable within ten (10) days. Charges are subject to collection in the same manner as monthly assessments when not paid on time.**”


The Board of Directors desires to adopt procedures that will make the use of the facilities easier while still adhering to certain rules and protecting the property of the Association and maintaining every Owner’s right to use of the facilities either individually or corporately. Rules and Variances are subject to change as the Board continues to review the best way to address and implement rules and regulations that will provide the needed governance and yet remain fair and equitable toward all.

No Other Effect. Except as expressly supplemented or amended by this Resolution, the terms and provisions of the Rules and Regulations and/or Architectural Control Guidelines are not amended, modified, or supplemented and shall remain in full force and effect.

Headings. The headings contained in this Resolution are for reference purposes only and shall not in any way affect the meaning or interpretation.


The presence of a signature below signifies the Board Members approval of this Resolution and the amendment and/or variances given herein,

Lewisville Water's Edge Condominium
Owners Association, Inc.


Randy Archer, President


Michael Reiting, Vice President


Mark Bregenzer, Member 1


Ron Corcoran, Member 2