

Villas at Flying L Ranch

Rules & Use Policies For Villas HOA Amenities

Amenities Usage, Policies & Procedures

1. Owners wishing to use the amenities/facilities must first register and present their identification at the Sales Corral, each member of the owners party will be given a wristband that must be applied before entering the grounds and worn at all times. No extra wristbands will be given at any time, and all owners and guests must be present at time of check in. Any unaccompanied guest will be required to pay the daily admission rate. "Owners" are defined as owners of record with the Villas HOA at time of check in.
2. Owners must register their guests and must sign a "Waiver and Release" form along with an Indemnification for minors. All owners are responsible for payment of any guest charges as the Management Company may determine.
3. Owners and Guests may use the amenities at any time during their normal operational season within the scheduled operating hours posted at the main desk. Opening dates and operation hours subject to change without notice to be set by the Management Company. Please call (830) 796-9025 for confirmation of the amenities hours of operation.
 - a. Lone Star Lagoon Waterpark Early March - end of October
 - b. Tennis & Basketball Courts Year Around
 - c. Fitness Center Year Around
 - d. Horseshoe Pits, Volleyball & Playground Year Around
4. Owners are entitled to a limited number of persons based upon the ownership unit type (see a - d below). Any number of persons greater than this total will be required to pay the daily admission rate. See fee schedule on last page.
 - a. Golf Unit 6 Owners & Guest Maximum
 - b. Ranch Villas 2 bed. 12 Owners & Guest Maximum
 - c. Ranch Villas 1 bed. 6 Owners & Guest Maximum
 - d. Water Park 2 Bedroom 14 Owners & Guest Maximum
 - i. "A" Side Only 8 Owners & Guest Maximum
 - ii. "B" Side Only 6 Owners & Guest Maximum
5. Owners & Guest are solely responsible for the minor children of their party and for that reason we must insure that there is proper supervision within the group. Below

is a list of restrictions for maximum number of children per adult, any number of children greater than this maximum number will be refused admission until adequate supervision can be obtained by the owner.

- a. Children under the age of Five (5) years of age Two (2) per adult
 - b. Children under the age of Twelve (12) years of age ~~Four (4)~~ per adult
6. Owners and Guests usage is subject to maximum occupancy limitations based upon total number of guests on property on any given day. Any day that the ranch occupancy exceeds 125% "Stage One" restrictions will allow additional owners but prevent any additional guest from attending. Any day that the ranch occupancy exceeds 150% "Stage Two" restrictions will not allow any additional owners or guests on property. Occupancy numbers and accompanying Stage Restrictions will be determined solely by the Management Company.
 7. Management Company or authorized representative reserve the right to refuse admission or suspend privileges of any persons failing to comply with any rules or attendants on duty.
 8. Persons visibly intoxicated or under the influence will not be permitted on the premises.
 9. Parties may be arranged through the Management Company in advance of the occasion, for use with the available activities as long as they comply with in the restriction. Please call (830) 796-9025 for confirmation of amenities availability and scheduling.

Lone Star Lagoon Waterpark General Rules

1. NO LIFEGUARDS ARE ON DUTY, use of the water park at any time is at your own risk. This includes the Spa and the Adult Pool. Any injuries or accidents should be reported to the attendant immediately.
2. Children ~~Sixteen~~ (16) years of age and younger must be accompanied and supervised by an adult at all times.
3. Owners and Guests with children under the age of five (5) must be within arm's reach of the child at all times. Children who cannot swim must be accompanied by a parent or guardian at all times while in the water park area.

4. Swimming is permitted only during designated hours. The water park is officially closed when a "CLOSED" sign is posted. Operation hours are posted at the front gate, subject to change without notice.
5. Radios, televisions and audio-visual equipment are not permitted within the water park unless used with headphones.
6. Running, ball playing and hazardous activities are not permitted in the water park. Pushing, dunking and dangerous games are prohibited.
7. Lifesaving and pool cleaning equipment should be used only for the purposes intended.
8. Lifejackets are provided at no additional charge on a first-come, first serve basis and must remain in the water park.
9. Diving is not permitted.
10. Animals, bicycles, skateboards, play balls of any type are not permitted in the water park area.
11. All persons using furniture are required to cover the furniture with a towel when using suntan oils and lotions, as the use of these oils and lotions could stain or damage the furniture.
12. All persons using the water park are urged to cooperate in keeping the area clean by properly disposing of towels, cans, and all other trash in the proper receptacles.
13. Persons who leave the water park for over thirty (30) minutes must relinquish lounges and chairs by removing all towels and personal belongings. Saving chairs for persons absent from the pool area is prohibited.

Toys & Tubes

14. Flotation devices are permitted for non-swimming children up to five (5) years of age. Small toys such as balls, water guns, rings, etc., may be permitted, depending on the number of persons in the water and the manner in which the toys are used. Air mattresses may be permitted, depending on the size of the mattress and the number of persons in the water. The recreation staff has the authority to discontinue use of these mattresses upon the determination that they present a safety hazard or hinder the enjoyment of others. Tire inner tubes are not permitted at any time.

15. Throwing footballs, frisbees, tennis balls, or other objects, spitting or spouting water, and tag games are not allowed. Fishing, and snorkeling equipment, other than a mask and snorkel, are not to be used except as part of an organized course of instruction. The recreation staff has the authority to expel from the water park anyone who does not follow these rules or whose conduct is otherwise unbecoming of an owner/guest.

Clothing Attire

16. All swimmers must wear bona fide swimming attire. Cut-offs, dungarees, thongs, basketball shorts, sports bras and any jean material are not considered appropriate swimwear. Proper non-swim attire is required at all times in the clubhouse, other than in the locker rooms. Shirts, cover-ups, and shoes or other foot coverings must be worn outside the swimming area.

Smoking

17. Smoking is only permitted in designated smoking areas only. Smoking is not permitted in the water park area.

Food & Beverage

18. Owners and Guests may not bring coolers, food or drink into the water park facilities. Food purchased inside the water park or at Triggers Trough is allowed only in designated areas of the water park facilities.
19. Bottles, glass objects, drinking glasses and sharp objects are not permitted in the pool area. Trash should be placed in the proper receptacles located throughout the water park areas.

Adult Pool

20. Children must be three (3) years of age and toilet trained to use the adult pool. Swim diapers designed specifically for pool use are required to be worn by children not yet toilet trained. Swim diapers are available for purchase in the gift shop. Children wearing non-swim diapers are not permitted in any pool.

Hot tub / Spa

21. Children under the age of 12 are not permitted in the spa.