AFFIDAVIT FOR FILING DEDICATORY INSTRUMENTS

STATE OF TEXAS §
§ **KNOW ALL BY THESE PRESENT:**
COUNTY OF BEXAR §

WHEREAS section 202.006 of the Texas Property Code requires that a property owners' association file its dedicatory instruments in the real property records of the county in which the property is located, and

WHEREAS the Villages of Westcreek Owners' Association, Inc. is a property owners' association as the term is defined in the Texas Property Code and has property located in Bexar County, Texas,

NOW THERFORE, true copies of the following dedicatory instruments of the Villages of Westcreek Owners' Association, Inc. which have not been previously filed in the public records of Bexar County are attached hereto, including:

- ***Pool Rules***

FURTHER, other dedicatory instruments of the Villages of Westcreek Owners' Association, Inc. have already been filed in the public records of Bexar County as these documents supplement the previously filed documents.

SIGNED on this the 3rd day of June, 2026.

Villages of Westcreek Owners' Association, Inc.

By: Spectrum Association Management, L.P.

By: Shelby Welch
Shelby Welch
Spectrum Association Management, L.P.
Managing Agent

State of Texas §

County of Bexar §

This Instrument was acknowledged and signed before me on 3, June, 2026 by Shelby Welch, representative of Spectrum Association Management, the Managing Agent for Villages of Westcreek Owners' Association, Inc., on behalf of said association.

A McFarlan
Notary Public, State of Texas

After Recording Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro, #318
San Antonio, TX 78232

ANDREA MC FARLAN
Notary ID #125420025
My Commission Expires
September 1, 2029

Villages of Westcreek Owners' Association (VWOA) Pool Rules and Regulations

The swimming pools are provided for the enjoyment of all residents. To promote safety, cleanliness, and fair use of the facilities, the following rules apply to all residents and guests using the VWOA pool areas and common areas. These rules may be amended at any time by the Board of Directors.

In accordance with the VWOA Declaration of Covenants, Conditions and Restrictions, including Article III, and applicable provisions of the Texas Property Code, including Chapters 209.006 and 209.007, residents and guests are expected to comply with all amenity rules, staff instructions, and applicable laws.

For purposes of these rules, **"residents"** refers to homeowners and tenants. **"Guests"** refers to non-residents invited or sponsored by a resident.

VWOA is a family-friendly environment. Any conduct or exposure that may violate applicable Texas law, including laws relating to indecent exposure, public lewdness, or disorderly conduct, is prohibited. Conduct includes, but is not limited to, public intoxication, drug use, public acts of a sexual nature, threats, profanity, fighting, civil disobedience, harassment, or inappropriate conduct.

If a resident, family member, or guest causes property damage, violates these rules, refuses to comply with authorized personnel, or otherwise disrupts the safe enjoyment of the facilities, the Association may take enforcement action as allowed by law and the governing documents. This includes suspension of common area privileges, removal from the facility, notification to law enforcement, and/or assessment of charges for property damage when applicable.

General Pool Rules *Pool hours and schedules are available at **[www.villagesofwestcreek.com]***

1. Anyone using the pools does so at their own risk. NO LIFEGUARD or POOL ATTENDANT ON DUTY!
2. Authorized VWOA personnel, staff, and security personnel designated by the Board of Directors are responsible for daily pool operations and enforcement of these rules.
3. Each resident age 12 or older must possess a current VWOA RFID photo ID card to enter the pool area.
4. All persons using the pool must be competent swimmers or be directly supervised by a competent swimmer.
5. Adult residents may sponsor guest access. Guest access is limited to 3 guests per resident, not to exceed 6 guests per household. Residents are responsible for the conduct of their family members and guests.
6. Sponsors must remain with their guests at all times and are fully responsible for their guests' conduct and compliance with all community rules.
7. Authorized personnel may answer questions regarding pool rules, operations, and facility expectations.
8. Diving, flipping, spitting, dunking, running, hopping, skipping, scuffling, fighting, profane language, or horseplay of any kind is prohibited.
9. Proper swimwear is required. Cutoffs, denim shorts, socks, shoes, and other non-swimwear items are prohibited in the pools.
10. Individuals who are incontinent or not toilet-trained must wear swim diapers and must be changed only in the restrooms.
11. Anyone wearing bandages or dressings used to contain bodily fluids is not allowed in the pools.
12. **Prohibited Items in the Pool Area**: Glass containers, skates, rollerblades, skateboards, bicycles, scooters, motorized cycles, chewing gum, tobacco products, vaping devices, and alcohol.
13. Only soft-sided, pool-appropriate toys and recreational items are permitted in the pool area. Hard, sharp, oversized inflatables or otherwise unsafe items are prohibited if they create a safety concern.
    a. VWOA personnel may require the removal of any item determined to be unsafe, inappropriate for pool use, or inconsistent with these rules. Determination of "unsafe" is made by authorized association personnel.
14. Persons under the influence of alcohol, illegal drugs, or impairing substances are not permitted in the pool area.
15. Food is not allowed within 10 feet of the water's edge.
16. Only service animals, as defined by applicable law, are allowed in the pool areas. Animals are not permitted in the pool water.
17. The pool area must be kept clean. All trash must be placed in designated trash containers.
18. Special events during normal operating hours are not allowed without prior approval from the Board of Directors.
19. During regular operating hours and scheduled pool parties, all swimmers and spectators must leave the pool area no later than 5 minutes before closing to allow for cleaning and proper facility closure.
20. VWOA and its employees are not responsible for the loss of or damage to personal property, nor for accidents or injuries involving residents or guests. Injuries must be reported immediately to the appropriate VWOA personnel.

(Revised 5-21-2026)

File Information

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LUCY ADAME-CLARK, BEXAR COUNTY CLERK

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**** THIS PAGE IS PART OF THE DOCUMENT ****

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Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 6/3/2026 3:12 PM

Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk