



LAKEWAY WORLD OF TENNIS CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

OVERVIEW:

The ***Lakeway World of Tennis Condominium Association (LWOTCA)*** Rules and Regulations (R&R) covers policies designed to provide a tranquil and relaxed atmosphere for its residents.

It is the responsibility of an owner or their representative, when renting or selling a unit, to disclose this document before finalizing an agreement and by all parties signing two copies in the space provided on page five (5). These signatures serve as an acknowledgement that the occupants of the unit read and understand the content of the document. One (1) copy goes to Association Manager, by US Mail, and the remaining copy stays with the renter, lessee and/or buyer as appropriate.

Living and Visiting where every backyard is Tennis Court!



***NOTE: All rules and regulations are subject to a fining process as follows:**

First offence – a warning note and Second offence - \$25.00. Exception/s to fining process may occur when rules and/or regulations are governed by the City of Lakeway.

RULES

1. ALCOHOL

The laws of the State of Texas prohibit the possession and/or consumption of alcohol by minors (under the age of 21 years). LWOTCA strictly enforces this regulation.

2. TENNIS COURTS

- a. All LWOTCA courts are for the use of the residents and guests only.
- b. The use of the courts is for tennis only.
 - No objects and/or equipment other than those pertaining to tennis allowed on courts.
 - LWOTCA prohibits touching/leaning and/or hanging/sitting on the nets.
 - LWOTCA prohibits hitting, running into and/or throwing sport balls against the backdrop net.
- c. Proper attire by all players is required at all times.
 - Shirts are required at all times.
 - Only regulation tennis shoes or shoes with similar rubber soles are permitted on the courts.
 - Playtime schedule is 8am to sunset.
 - Play is limited to one hour if others are waiting to play.
- d. Refreshments: Water only
- e. Proper etiquette followed at all times.
 - No loud and/or profane language allowed.
 - All court noise kept at a level within reason.
- f. Reservations for use of the courts may be made by calling the designated scheduler 24 hours in advance whereupon notice will be placed at the particular court. The contact information can be found on the website. www.windingcreekpm.com

3. PARKING & PARKING AREAS

- a. Parking the vehicle
 - All vehicles parked perpendicular to the curb.
 - Exceptions are units 155 to 158 where the vehicle must be parallel due to drive area.
- b. More than two (2) vehicles per unit should be parked in the overflow parking area listed on the website www.windingcreekpm.com
- c. Service Vehicles
 - All are required to follow same parking rules as residents and guests.
 - No service person is allowed to park overnight anywhere on the property.

4. EXCESSIVE NOISE

- a. Excessive noise is described as any noise that may tend to disturb other unit occupants.
- b. Complaints should go through the unit owner or representative of the offending unit, the Association Manager, or Lakeway police department.

5. FIREWORKS & FIREARMS

- a. No fireworks and/or firearms allowed in the common area of LWOTCA.
- b. Exception is in order when transporting firearms from car to condominium.
- c. Discharge of these items is not allowed anywhere within the LWOTCA.

6. ANIMALS

- a. It is prohibited to have any animal on the LWOTCA property that is a disturbance and/or danger to others.
- b. Registration of all pets with the animal control is a requirement by the City of Lakeway.
- c. Registration of all pets with the Association Manager is a requirement by LWOTCA. Form found on website at www.windingcreekpm.com located under LWOTCA forms.
- d. LWOTCA requires that all dogs be on a leash when outside their residence.
- e. Any violation of the City of Lakeway leash laws should be reported to the Lakeway Animal Control Department and notify the Association Manager of such action. **OR** Any violation of the community leash laws should be reported to the Association Manager, who will issue a warning to the offending person/s.
- f. All pet owners/attendants must pick-up pet excrement and deposit in receptacles provided throughout the complex.

7. TRASH

- a. Trash must be placed in plastic bags and placed in the trashcans located in the A/C area of each building.
- b. Pick-up will be two days each week.
- c. Arrangements may be made for additional pick-up through the Association Manager when necessary.
- d. Recyclers should follow the procedures of the current recycling contractor.

8. DRIVING

- a. LWOTCA speed limit is 15MPH within the complex.
- b. LWOTCA requires that all drivers exercise extreme caution within the complex at all times.

REGULATIONS

1. OCCUPANCY OF CONDOMINIUMS

- a. Residential purposes only, except for such professional uses as many be approved by the Board.

2. CENSUS LWOTCA

- a. All owners/residents/tenants must register with the Association Manager.
- b. The census form is located on the Association website at www.windingcreekpm.com under LWOTCA forms.
- c. Modification of the census information should take place within two weeks of change and Association Manager notified with a new form.

3. PATIOS, PORCHES, DECKS

- a. Owners and/or tenants are to furnish their own patios.
- b. Furnishings may consist of table, umbrella and chairs in neutral colors.
- c. No owner/tenant may use these areas for storage of any kind. Household items (plant pots, trunks, boxes etc.), Recreation items (bikes, games, pet items, ice/drink coolers etc.).
- d. No owner/tenant may hang/place items (garments, rugs, sheets, signs) of any kind, which are visible outside a condominium.
- e. Outdoor grills should be neutral in color and must be at least 5 feet away from all roof lines when in use.
- f. A fire extinguisher should be available when grill is in use.

4. WINDOWS

All window coverings shall be esthetically pleasing to the eye, consisting of blinds, drapes, shutters and/or shades in neutral colors.

5. AUTOMOBILES

- a. No vehicles needing repair (body, paint, windows) may be parked on LWOTCA property and is specifically stated on the towing signs throughout the community.
- b. Association Manager will mark the vehicle for towing and after 3 days it will be towed and the owner/tenant will incur all costs associated with the removal.

6. SIGNS

- a. Signs, including, for sale, business notification, etc, are prohibited in the general area and on specific condominiums of the LWOTCA property except as designated on the website www.windingcreekpm.com under LWOTCA – Maps/Bulletins.
- b. Approved signage includes construction warning, event notification and speed notices. In addition, there is a designated area at the Highland Blvd entrance for Realtor for sale listings.
- c. LWOTCA does not allow a “for sale” sign in or on a motor vehicle within the property.

7. Prohibited Vehicles on Property

a. LWOTCA prohibits all BOATS, RV'S, MOTOR HOMES, TRAILERS, BUSES

b. Lakeway World Of Tennis Condominium Association Inc., does not encourage or allow boats, trailers and RV's on the property and will not take responsibility for any fines OR penalties assessed to the Condo unit owners or guests by the City of Lakeway.

8. FIRE SAFETY

- a. Grills and barbecues may not be used indoors.
- b. GASOLINE: May not be store anywhere in the complex.

BY SIGNING THIS DOCUMENT, YOU ARE AGREEING TO ALL RULES AND REGULATIONS FOR THE LWOTCA AS WRITTEN ABOVE.

Renter/Tenant	Unit#	Date
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Owner/Owner Representative	Unit#	Date
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