

Welcome to Creeks of Legacy

Welcome to our neighborhood and congratulations on the purchase of your home!

On behalf of the Creeks of Legacy Association Board of Directors and the other homeowners, we would like to welcome you to your new home and our community.

Over the coming months we look forward to meeting you whether it be walking down the streets, at the pool or a community activity.

Welcome to Creeks of Legacy

New Homeowner Information Packet



As a new homeowner in the Celina Creeks of Legacy Community you are automatically a member of the Homeowners' Association. As such, you will enjoy planned community living such as amenities and services and protective standards that benefit all homeowners.

This welcome packet gives you access and information to the most important aspects of the Celina Creeks of Legacy Homeowners' Association. Homeowners can find common questions such as to whom questions regarding various utilities, basic home care and what it means to be part of a Homeowners' Association should be directed.

The rules and regulations for the Amenity Center, fitness center and pool are included as exhibits in this packet. Whether you have purchased your home, or if you are a tenant, the pool and amenity center rules are applicable to all residents. A volunteer form, access card form and rental forms are also included for your convenience.

Sincerely,

Essex
Management

Celina Creeks of Legacy Homeowners Association, Inc
Essex Association Management L.P. Managing Agent



Contact Us

Essex Association Management,
L.P.

1512 Crescent Dr. Suite #112
Carrollton, TX 75006

Phone: 972-428-2030

After Hours Emergency:

1-888-740-2233

Amenity Center, Fitness & Pool
4141 Doe Branch Parkway
Celina, TX 75009

Hours of Operation:

Amenity & Fitness Center

Every Day: 5am – 10pm

Pool Open Season:

Memorial Day to mid-October

Everyday 9am – 9pm



Get Involved!

We know you'll find our neighborhood is a great place to live and we encourage your participation in our various committees, activities and functions.

Advisory Committee

Each committee nominates a chairperson. These chairmen make up the Advisory Committee. Within the committee an Advisory Committee chair will be chosen to be the liaison between the committee and the Board of Directors.

The chairs responsibilities are:

- Establish committee meeting guidelines to facilitate an effective and productive meeting
- Set regular meetings and review meeting minutes
- Communicate with the Board and homeowners at meetings about the committee's progress
- Report to the committee in a timely manner regarding the discussion with the Board and any action to be taken
- Advise and speak on behalf of the community-at-large to the Board of Directors regarding concerns and feedback from the community
- Gather important information, review facts and submit recommendations to the Board of Directors
- Assess prospective vendors
- Recommend solutions

Budget & Finance Committee

Budget and Finance Committee ensures dues assessments by the Association are reasonable and necessary and that expenditures by the Association are prudent and appropriate.

Responsibilities

- Study and make recommendations concerning the monthly/annual Association dues amount
- Develop and make recommendations for an annual Association budget
- Receives budgetary recommendations from various other committees of the Association
- Determines the feasibility of the other committees' recommended budgets, and considers such budgetary recommendations in formulating recommendations for the Association's annual budget
- Annually reviews the Reserve and Replacement Budget and makes recommendations to the Board for adjustments

Make a difference in your community

We'd love to have you join one of our committee volunteer groups.

For more information or to sign up, please email the groups at the below email addresses:

budgetCOL@googlegroups.com

Chairperson: Casey Czyz

SocialCOL@googlegroups.com

Chairperson: Lyne Donovan

• **2019 Social Committee Scheduled Events**

Chili Cook Off	1/26/2019
Gatsby Night	3/23/2019
Easter Fest	4/13/2019
Community Garage Sale	4/26/2019
Summer Kick Off	5/18/2019
Back To School	8/24/2019
National Night Out & Pool Close	10/1/2019
Halloween Fest	10/31/2019
Pie Swap & Pot Luck	11/16/2019
Holiday Party	12/7/2019

[WelcomeCOL@googlegroups.com](mailto>WelcomeCOL@googlegroups.com)

Chairperson: Lyne Donovan

LandscapeCOL@googlegroups.com

Chairperson: Beno Grossman

Social Committee

Social committee advises and assists Essex in developing and administering an ongoing program to provide social activities within the community. They will also develop rules and procedures for the activities to ensure the enjoyment of all residents.

Responsibilities

- Decide on annual social events
- Make recommendations to Essex with respect to financial obligations for these events to obtain Board approval for funds
- Organize and find volunteers to run all events approved by the Board of Directors
- Coordinate and provide all plans to run events for future committees to ensure that annual events are run the same
- Submit to Management Company a list of yearly events to be posted on the communities' websites

Welcome Committee

The purpose of the Welcoming Committee is to reach out to new families upon arrival and ensure that they are made to feel welcome. This may include welcome material that includes local businesses and familiarizes them with the web site and its contents.

Responsibilities

- Ensure that all new members to the community feel welcome and at home
- Help answer any questions that new homeowner might have regarding electric, cable, internet, television providers

Landscape committee

Landscape Committee ensures members of the Association have a program to encourage community pride through the Yard of the Month Program, and to consult on the landscaping needs of the Association when requested.

Responsibilities

- Develop a program called "Yard of the Month" and administer such program
- Coordinate overlapping activities with the Chair of other Committees
- Meet monthly; however, in any case shall meet as often as necessary to complete its assigned responsibilities
- Forward all recommendations and such to Essex

CrimeWatchCOL@googlegroups.com

Chairperson: Marie Flournoy

"What would a burglar find when he looks at my house that would be inviting?"

Remember you are an important partner in the fight against crime.

LegacyLetterCOL@googlegroups.com

Chairperson: Allison McGovern



ComplianceCOL@googlegroups.com

Chairperson: Allison McGovern

Crime Watch Committee

The goal of the Crime Watch Committee is to help organize the community and work with law enforcement to prevent crime within our neighborhood by observing suspicious activities and reporting possible criminal activity to the police.

Responsibilities

- Distribute anti-crime information to citizens within the neighborhood
- Hold public meetings with local law enforcement agencies about crime in the community and what can be done about it
- Include articles in neighborhood newsletter that gives prevention tips and local crime news
- Organize regular meetings that focus on current crime related issues
- Organize community patrols (including residents who are usually at home during the day) to walk around streets and alert police to crime and suspicious activities and identify problems needing attention

Communications Committee

Communications Committee ensures members of the Association are aware of events and situations involving the community. Encourage participation both Association and other area events and deliver information about the community and the local area to all members of the Association.

Responsibilities

- Develop procedures and programs for the benefit of community members, or any other area of the Association assigned to the Committee by the Board of Directors and recommend them to the Board of Directors
- Coordinate and facilitate the publication of the Community Newsletter
- Recommend Association website updates to Essex

Stay Connected!

Homeowners are encouraged to stay up to date on what is happening in our community. Creeks of Legacy committee volunteers and residents maintain a very active Facebook closed group for residents which is the fastest way to find information is on what is going on in the neighborhood including social events, block parties, new zoning and school information.

Helpful Phone Numbers

Collin County Appraisal District
(469) 742-9200

Celina Police – (Non-Emergency)
(972) 382-2121

Texas Department of Public Safety
(Driver's License Renewal)
(214) 733-5350

North Texas Tollway Authority
(972) 818-6882

Collin County Tax Assessor – Collector
(Vehicle Registration)
(972) 547-5014

Greater Celina Chamber of Commerce
(972) 382-3300

U.S. Post Office (Prosper)
1 (800) 275-8777

HOA Facebook Page (Unofficial):

<https://www.facebook.com/groups/547957288742678/>

Creeks of Legacy
Owners
Closed Group
About
Discussion
Chats
Announcements
Members
Events
Videos
Photos
Files



Download the Facebook app and search for "Celina Creeks of Legacy, Texas" or visit the above webpage. To join simply submit your home address and closing date to allow the admins to verify your residence. Your privacy is of the utmost importance so please know our personal information is not shared with anyone for any other purpose.

HOA Website (Official):

<https://www.creeksflegacyhoa.com>



This is the official website for the community, updated and maintained by the Essex management team. You may download forms for the Architectural Control Committee, retrieve copies of the HOA Governing Documents, rental forms for pool and/or Amenity Center and see posted monthly financials for the community.

Mailbox Keys

The U.S. Postal Service is now requiring builders and developers to purchase and install kiosks holding a cluster of individual mail boxes. The Postal Service is making the cluster boxes the standard required mode of mail pickup and delivery for new residential developments, even in large lot subdivisions where houses can be acres apart.

When you purchase your new home in the Celina Creeks of Legacy community, please ask your builder for the keys to your mail box.

Builder Contact Information

Lennar at Creeks of Legacy
(469) 202-5010

Beazer Homes at Creeks of Legacy
(972) 829-8540

KB Homes at Creeks of Legacy
(214) 305-5320

First Texas at Creeks of Legacy
(972) 347-6300

Megatel Homes at Creeks of Legacy
(469) 236-5956

Developer Contact Info

Centurion American
<http://www.centurionamerican.com/>
(469) 892-7200



We understand this process is quite new however, your builders are there to help you get what you need as efficiently as possible.

Utilities

Natural Gas Providers (where available)

Atmos Energy

<https://www.atmosenergy.com>

Customer Service 1-888-286-6700

Electric

Coserv

<https://www.coserv.com>

Customer Service (940) 321-7800

Contact@coserv.com

Cable Television/High Speed Internet Providers/Telephone

Sudden Link

<https://www.suddenlink.com>

Customer Service 1-877-794-2724

AT&T

<https://www.att.com>

Customer Service 1-844-839-0725

Water, Sewer, Trash & Recycling: City of Celina

To set up service, you should contact the Utility Billing Department at 972-382-3345.

For after hour water or sewer emergencies, call 214-585-7660.

Trash and recycling pickup are weekly on Monday.

***HOLIDAYS will move pick-up dates to the NEXT BUSINESS DAY during that week.

All trash bins should be on the curb in front of your home no later than 8am and must be picked up by the end of each Monday.

For late trash pickup, contact Waste Connections at 469-452-8000.

Large/Bulk household items may be placed at the curb on the 1st full week and 3rd week of each month on your scheduled garbage pick-up day.

Only four (4) cubic yards' worth of approved items will be picked up. • Tree limbs must be cut in lengths no longer than four (4) feet and bundled. • 50-pound limit • Boxes must be flattened. • Construction materials- doors and wood in 4 ft length only • No Foam • No batteries • No items heavier than fifty (50) pounds • No pool chemicals • No automotive parts • No tires • No paint • No oils • No Freon • No construction materials- sheetrock, bricks, tiles, insulation, etc...

Essex Contact Information

Property Management

Mark Luna

Community Association Manager

(972) 428-2030

Email: mark@essexhoa.com

Architectural Control Committee

Email: acc@essexhoa.com

HOA FAQs

- **What is a homeowners' association and what is its purpose?**
Homeowners' associations are non-profit corporations created to help preserve property values through use of architectural controls, design guidelines and deed restrictions. Associations provide for the shared ownership and maintenance of common areas and community facilities. Assessments are charged to owners for the maintenance and upkeep of these common areas and amenities.
- **What is the Board of Directors and what do they do?**
The Board of Directors is established in the Declaration of Covenants, Conditions and Restrictions to act as the governing body responsible for making decisions, establishing policies, enforcing rules and regulations and deed and use restrictions and is responsible for the collection of assessments.
- **What are the deed restrictions, and do I have to abide by them?**
Deed restrictions are rules that govern the association and its members. The deed restrictions and architectural controls set forth in the Declaration of Covenants, Conditions and Restrictions ensure the preservation of the original architectural design.
- **When does the association hold meetings?**
The association's Bylaws set the guidelines for when Annual meetings and Board meetings are to be held.
- **What do my dues pay for?**
The dues paid are used to operate the association's business including management fees, taxes & insurance.
Common areas maintenance - landscape, irrigation, seasonal color Repairs and Maintenance - pool, amenity center, fitness center, perimeter walls, monuments & signage.
Social events – homeowner parties and meetings.
- **How do I pay my annual dues?**
Your annual assessments are due by January 1st. To pay, please go to essexhoa.com or <https://www.creeks of legacyhoa.com> By Clicking the "Pay Online" tab, you will be redirected to the payment methods for assessments.
- **Do I need approval to make exterior improvements to my property?**
Yes. Any alterations or additions to the exterior of your property must be approved in writing by the ACC.
- **What if I make changes to my property without ACC approval?**
Everyone must seek ACC approval in writing prior to making external changes to their property. If you make changes without prior approval, your investment could be at risk. Additionally, if your modifications are outside the guidelines of the ACC you may be required to remove or reverse the improvement(s).
- **If I get a building permit from the city, do I still need ACC approval?**
Yes. Approval from the city does not constitute approval from the ACC. The committee still requires that your plans be submitted in writing for review.
- **What doesn't the HOA do?**
The Essex Association Management team is here to serve the residents. However, they do not resolve domestic disputes or disagreements among neighbors, or act as a substitute for police or law enforcement, supply security services or attempt to control county or city services.



EXHIBITS ATTACHED:

- 1) Request Form – Pool Access Key Card
- 2) Request Form – Pool Reservation & Amenity
Center Reservation
- 3) Request Form – Architectural Control
Committee
- 4) Fitness Facility Rules and Regulations
- 5) Swimming Pool Rules and Regulations



Celina Creeks of Legacy Homeowners' Association, Inc.

Request for Pool Access Key Card

All assessments and fees must be current

This form must be completed and returned to our office in order to receive your pool card.

NAME: _____
Last First

ADDRESS: _____

PHONE: _____ EMAIL: _____

SIGNATURE: _____

Each homeowner will receive one key card per household.
For a replacement key there will be a \$25.00 charge for each.

Replacement Key: _____ \$25.00

Please make checks payable to Celina Creeks of Legacy HOA, Inc.
This form can be returned by regular mail or via-email.

Managed by: Essex Association Management
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
972-428-2030

***Management has thirty (30) days to review and process your request. Inquiries on the status of your request will be accepted via web submission through www.essexhoa.com. To ensure a response, please include the name of your association, your address, and a telephone number.**



CELINA CREEKS OF LEGACY HOMEOWNERS' ASSOCIATION, INC.

Request for Clubhouse/Patio Reservation

(Non-Residents Will Not be Allowed to Rent Facilities)

Reservation Fee Will Be Assessed to Homeowner's Account

Reservation requests shall be made to Essex Association Management, L.P. at least 14 days prior to the event date. All Reservations should be made through the Association's website at

www.creekslegacyhoa.com

Today's Date: _____ Resident Name: _____

Property Address: _____

Phone Number: _____ Email Address: _____

Date of Rental: _____ Rental Time Frame (4-hour increments): _____

Purpose of Event: _____

Number of Attendees: _____ (NOT TO EXCEED OCCUPANCY CAPACITY)

Will outside vendors be used? _____

Rental Deposit:

Pool Reservation 1-10 people \$65.00

Clubhouse 1-10 People \$100.00

Clubhouse 10-50 People \$150.00

Clubhouse Only *If clubhouse and pool are both reserved for one party, the \$65.00 pool reservation fee and the applicable clubhouse fee will be charged to your account. Pool Party available only for 10 or less people. No clubhouse parties of more than 50 guests are accepted.

NO RESERVATIONS ACCEPTED FOR CHRISTMAS DAY, THANKSGIVING DAY, NEW YEARS DAY, EASTER, 4TH OF JULY, LABOR DAY OR MEMORIAL DAY UNLESS AUTHORIZED BY MANAGEMENT.

Celina Creeks of Legacy Homeowners' Association, Inc. reserves the right to determine what may be an appropriate function to be held at its facilities, including the right of refusal. Celina Creeks of Legacy Homeowners' Association may in its sole discretion, change, modify, or alter its facility guidelines and policies at any time and from time to time as the Board of Directors deems to be necessary and appropriate. Rental fees may increase as demand increases, cost of maintenance or repairs increase, or for other reasons as deemed appropriate by the Board.

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.creekslegacyhoa.com

Initials _____



Please Read Every Guideline and Initial Beside Each One:

We must have all paper work and deposits before any party can be added to the calendar. Reservations are on a first come, first serve basis pending the receipt of the completed form and security deposit. _____

All furniture must be returned to its original place that it was in before the event. Monitor above the fireplace is not for public use. A/C thermostat may not be changed or tampered with by anyone during events. _____

No parking will be allowed on Doe Branch Blvd or Clear Creek Parkway. _____

Must be a Celina Creeks of Legacy Homeowner or verified tenant to rent facilities (proof of residency required). _____

The pool, restrooms, and weight room are open to all residents and **cannot** be restricted for the homeowner's party. _____

You will **not** be allowed to arrive earlier or stay later than your allotted rental time. Plan for set up and clean up time. _____

NO Alcohol allowed inside the clubhouse or within adjacent pool area. This includes all patio areas. _____

NO Smoking allowed inside the clubhouse or within adjacent pool area. This includes all patio areas. _____

Reservations will not be taken more than 90-days in advance or less than 2-weeks prior to the event. No reservations will be accepted on days of Association events without manager's approval. _____

Celina Creeks of Legacy Homeowners' Association and/or homeowner club sponsored events are exempt from rental fees and take precedence over private rentals. _____

No reoccurring rentals will be permitted unless sponsored by a Celina Creeks of Legacy HOA committee or resident club. _____

Celina Creeks of Legacy Homeowners' Association is not responsible for any injuries sustained during private events inside or outside amenity centers, pool areas, parks, fitness club, or any other common property. Owner and all guests and attendees shall attend and use all amenities and any other common elements and common areas/grounds at their own risk. _____

Management staff may be present during your event and will have access to all areas of the Amenity Center facilities. _____

NO PETS will be permitted in the clubhouse or pool area other than those aiding the disabled. _____

Kitchen, restrooms and floors must be cleaned following the event. _____

Trash in and around facilities must be picked up and trash receptacles must be emptied following the event. Deposit may be held in whole or in part if the Association has to provide any cleanup or maintenance after an event. _____

Trash must be disposed of in waste containers outside of the amenity centers. _____

Any decorations used must be taken down and all adhesive material removed. NO pushpins or other drywall protrusions will be permitted. Balloons are not permitted inside of the amenity centers. _____

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.creekslegacyhoa.com

Initials _____



NO (wet or dry) bathing suits or bare feet will be permitted in the clubhouse at any time. _____

No BBQ grills or bounce houses allowed for private parties. _____

Music must be non-offensive and kept at a bearable volume so as not be heard outside the room nor around pool and the three seasons room. _____

***Celina Creeks of Legacy Homeowners' Association, Inc. reserves the right to refuse future rentals if facilities are left in poor condition, if damages occur, or if Owner(s) and any attendees violate any of the rules above.**

I, (name) _____ of (address) _____ take full responsibility for the care and cleaning of the Amenity Center Clubhouse and its contents for the date and time noted on the contract. I understand I am financially responsible for the replacement of any Celina Creeks of Legacy Homeowners' Association, Inc. property damage or losses during the time of my event and/or as a result of my event. I understand and agree the Celina Creeks of Legacy Homeowners' Association, Inc. is not liable for any injuries that occur either inside the amenity center or on any common property during my event.

Usage

Rental includes use of kitchen and its appliances, restrooms and clubhouse furnishings. *This does not include any use of the pool or access to the pool area, unless reserved.*

Signature of Homeowner: _____ **Date:** _____

Section below to be completed by Essex Association Management for Internal Use Only:

Date form received: _____ Indemnification required? Yes / No

*If yes, is signed form from homeowner attached to reservation form? **MUST HAVE!***

Deposit fee assessed: \$ _____ on ____/____/____ to Account _____

Return Deposit Credited to Account: _____ in the amount of \$ _____ on ____/____/20 _____

Deposit Retained: _____ **Reason:** _____

HOA Representative Signature: _____ **Date:** _____

Essex Association Management, L.P.
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
Phone: (972) 428-2030 Fax: (469) 342-8205
www.creekslegacyhoa.com

Initials _____



REQUEST FOR MODIFICATION APPROVAL

This is your application for approval by the Architectural Control Committee of an improvement to your lot or home. Please read it carefully. The Architectural Control Committee will review your information and approve or deny your request. **The Architectural Control Committee has up to (30) thirty days to respond with a decision (following the receipt of this request).** Please forward completed request form and supporting documentation to:

Celina Creeks of Legacy Homeowner's Association, Inc. OR E-Mail to: acc@essexhoa.com
1512 Crescent Drive, Suite 112
Carrollton, TX 75006
(972) 428-2030

NAME: _____ PRIMARY PHONE: _____

ADDRESS: _____ WORK PHONE: _____

E-MAIL: _____ (Required)

DESCRIPTION OF REQUESTED APPROVAL/BOARD NOTIFICATION:

_____ INSTALL SATELLITE DISH – **Please include map or describe proposed location.** Satellite dishes larger than eighteen to twenty-four inches (18" to 24") in diameter shall not be allowed unless they comply in all respects with the Declaration of Covenants, Conditions and Restrictions for Celina Creeks of Legacy Homeowners Association, Inc.

_____ FENCE ADDITION OR REPLACEMENT

_____ OTHER

DETAIL OF WORK: _____

Please include a copy of your Lot Survey indicating the EXACT location, height, length, & width of the improvements, replacement(s), change(s), removal(s) or addition(s), to your Lot or the Exterior of your home, including existing structures, and a complete list of construction materials, plans, drawings, pictures and / or brochures, even for non-permanent projects.

CERTIFICATION AND AGREEMENTS:

Homeowner certifies that all materials submitted to the Architectural Control Committee with this application for review are true and correct. Homeowner understands and agrees that no work may be performed prior to or in deviation from the terms of a permit approved by the Architectural Control Committee. Homeowner agrees to be bound by the Architectural Control Committee Rules and Standards.

DATE OF APPLICATION: _____

ESTIMATED START DATE: _____ ESTIMATED COMPLETION DATE: _____

HOMEOWNER SIGNATURE: _____

ONLY the homeowner may sign this form. Contractors, vendors, or tenants MAY NOT SIGN.



DATE RECEIVED BY HOA MANAGEMENT: _____

DATE RECEIVED BY THE ARCHITECTURAL CONTROL COMMITTEE: _____

ARCHITECTURAL CONTROL COMMITTEE ACTION:

_____ Approved

_____ Disapproved

_____ Other

COMMENTS:

Celina Creeks of Legacy Homeowners Association, Inc. Architectural Control Committee

By: _____

Date of Action: _____

THIS APPLICATION HAS BEEN REVIEWED FOR THE LIMITED PURPOSE OF DETERMINING THE AESTHETIC COMPATIBILITY OF DESIGN WITH THE VARIOUS PROVISIONS OF CELINA CREEKS OF LEGACY HOMEOWNERS ASSOCIATION, INC. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS. NO REVIEW HAS BEEN MADE WITH RESPECT TO FUNCTIONALITY, SAFETY, COMPLIANCE WITH GOVERNMENTAL REGULATION, OR OTHERWISE AND ANY PARTY WITH RESPECT TO ANY SUCH MATTERS SHOULD MAKE NO RELIANCE ON THIS APPROVAL. THE ABOVE SIGNED EXPRESSLY DISCLAIMS LIABILITY OF ANY KIND WITH RESPECT TO THIS REQUEST, THE REVIEW THEREOF, OR ANY STRUCTURES BUILD PURSUANT THERETO. THE ARCHITECTURAL CONTROL COMMITTEE MAKES NO WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, OR ANY OF ITS MEMBERS AND NONE ARE TO BE INFERRED FROM APPROVING OR DISAPPROVING THIS APPLICATION.



**CELINA CREEKS OF LEGACY HOMEOWNERS' ASSOCIATION, INC.
FITNESS FACILITY
RULES & REGULATIONS**

HOURS OF OPERATION: 5AM – 11 PM

**THIS AREA HAS VIDEO SURVEILLANCE
THE RULES & REGULATIONS AS SET FORTH IN THE CCR'S ARE PART OF THE HOMEOWNER'S
OBLIGATION TO OBSERVE AND COMPLY
PER SECTION 7.1 OF THE CCR EACH HOMEOWNERS SHALL BE INDIVIDUALLY
RESPONSIBLE AND ASSUME ALL RISK OF LOSS ASSOCIATED WITH THE USE OF THE
FITNESS CENTER.**

**USE FITNESS CENTER AT YOUR OWN RISK
911 PHONE LOCATED IN OR AROUND THE POOL AREA.**

1. No one is allowed to use or be permitted to the fitness facilities unless they are a homeowner in good standing with the Association.
2. Any homeowner that is in the building after hours could have their privileges suspended.
3. Any guest must be accompanied by a homeowner at all times.
4. No one **under the age of 16** is allowed in the fitness center without direct homeowner adult supervision.
5. All homeowners upon each visit are required to scan key card in.
6. Homeowners must have their key card with them while at the fitness center.
7. No food, drink, or tobacco products in any form will be permitted in the weight room area.
8. Absolutely no horseplay allowed.
9. The use of profanity or clothing with suggestive or profane sayings is not allowed. Clean and proper attire must be worn at all times.
10. Shirts and shoes must be worn at all times. Open toe shoes such as sandals or flip-flops are not allowed while working out.
11. Absolutely no wet clothes are allowed in the Fitness Center.
12. Fitness equipment (dumbbells, mats, balls, etc) must remain inside the fitness area at all times.
13. All weights, dumbbells, bars, etc must remain in the back located in the free weight area.
14. Breakdown all weights and replace all dumbbells after use.
15. Please do not bang or drop weights or dumbbells.
16. Should the Homeowner breach the rules and regulations, displays undesirable behavior or violates the terms and conditions of the CCR's, the Homeowner's privileges may be suspended or revoked at any time.
17. Any equipment (including mirrors) broken, cracked, or damaged due to homeowner misuse, abuse, carelessness, or recklessness, will result in repairs being billed to homeowners.
18. **There is a \$25 dollar replacement fee for lost key cards.**
19. The Association is not responsible for theft of or damage to, personal property.



CELINA CREEKS OF LEGACY HOMEOWNERS' ASSOCIATION, INC.

SWIMMING POOL – RULES AND REGULATIONS

HOURS OF OPERATION: 9AM – 10 PM Daily

Violators of pool rules will be reported and pool privileges will be suspended.

THERE IS NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK.

1. The Homeowners' Association assumes no responsibility for any personal injury to anyone.
2. The Homeowners' Association assumes no responsibility for the loss, theft or damage to personal property or effects left in the pool area.
3. An Adult, age 18 or above MUST accompany children under 16 years of age.
4. A working key card is required to enter the pool area.
5. Do NOT share your key card with anyone.
6. Do NOT open the gate for anyone who arrives at the pool without a working key card.
7. Keep all gates completely closed at all times. Climbing over the fence or gate is prohibited.
8. With exception to ADA, animals are not allowed in the pool area.
9. Homeowners are allowed up to four (4) guests. Guest(s) must be accompanied by a homeowner.
10. Glass bottles and alcoholic beverages are prohibited in the pool area.
11. Smoking (including vaping) is prohibited in the pool area.
12. No glass containers allowed in the pool area.
13. Bikes, scooters, hover boards, and roller blades are prohibited.
14. Pool furniture is not allowed in the pool.
15. Proper swimwear is required. Cut offs are not allowed.
16. Babies/toddlers must wear swim diapers while in the pool area.
17. No rafts or other flotation devices are allowed.
18. No running, jumping, diving, tag games, 'cannon-balling' or boisterous play of any kind is permitted inside the pool area.
19. Oils/lotions clog the pools filters; please use as minimally as possible.
20. Persons with cuts, skin abrasions or communicable diseases shall not enter the pool.
21. Safety equipment may NOT be used as toys or floats at any time.
22. Pool area must be kept clean and neat at all times.

Vandalism in the pool will NOT be tolerated. This includes but is NOT limited to damaging pool furniture, throwing furniture in the pool, throwing rocks or stones into the pool and stopping up plumbing. Please report any acts of vandalism to the local police department.

Pool Address:

4141 Doe Branch, Celina, TX 75009

HOA Emergency Number: 888-740-2233

Managed by Essex Association Management, L.P.