



Deer Creek Park Rules and Scheduling of Park Pavilion

WHEREAS, the Board of Directors of Creekwood Ranches Property Owners Association, Inc. ("Association") is vested with management of the common areas of the subdivision, and thus is empowered to promulgate and adopt the following Rules applicable to use of the Park.

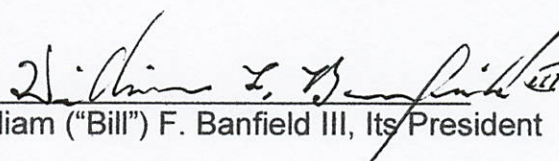
If you are a property owner or a family member or guest of a property owner accompanying a property owner, you may use the Park at your own risk if you follow the following Rules.

1. The Park is open from dawn to dusk year-round.
2. No UTV or ATV use is allowed in the Park, except on paved roads.
3. No swimming in the pond is allowed. No use of water craft on the pond is allowed.
4. The pond is not stocked and is under State laws and fishing regulations. Fishing is not allowed in the pond before dusk or after sunset.
5. When using park grills, do so at your own risk and use common sense to protect you and your guests, as well as the equipment of the Association at the Park. All fires and hot coals need to be extinguished prior to departure.
6. All pets and/or animals must be kept on a leash and under control. It is the responsibility of property owners and their guests to clean up after their pets and/or animals.
7. There is no electricity or restroom facility at the park or pavilion. Should a property owner desire to contract a port-a-john at the reserved pavilion, it is the property owner's responsibility for all payment and coordination of delivery and pick up.
8. Do not block the road leading to the park. – Please show consideration for other property owners.
9. As there are no trash cans, dumpsters or other trash receptacles, please pick up all refuse and trash and remove it from the Park or pavilion.
10. Any noted damage to the Park or Pavilion should be reported to the Association immediately.
11. No presence or consumption of alcoholic beverages is allowed.

12. The Association contracts to have the grounds periodically mowed and maintained. Please do not dig holes or alter the grounds at the Park.
13. The Park and pavilion are the property of the Association, and are only for the use of members and their guests. Property owners must be present with their guest at all times.
14. As a condition of use, you acknowledge that the Association does not assume any responsibility or liability for accidents, injuries, and/or property loss. Should you see a condition that you believe poses an unreasonable risk, cease use of the Park and please report same to the Board immediately.
15. To reserve the pavilion for special events, please go to the Association's website at: www.creekwoodranches.com.
16. Reservations for the pavilion are on the first come, first served basis. The Park will always be open for other property owners and their guests. Therefore, a reservation does not guarantee exclusive use.
17. Please heed these Rules. If a property owner or his or her guests materially violate these Rules, upon notification and opportunity to be heard, the Board reserves the right to suspend park privileges to a member and their guests for a period of time to be determined by the Board.

IN WITNESS WHEREOF, as President of Creekwood Property Owners Association. Inc., I hereby acknowledge that the members of the Board of Directors (of Creekwood Property Owners Association. Inc., specifically William "Bill" F. Banfield III, Barbara Senulis, John Ousset, Karla Gilbert, Marilyn Salazar, Harry Salinas and Terry Peel, at a duly called meeting of the Board with notice to the membership, voted in favor of passing the foregoing Assessment and Fines Collection Policy on the 23 day of February 2026.

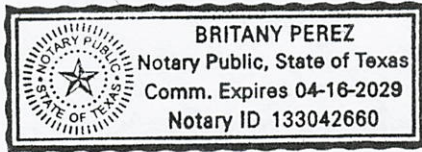
Creekwood Property Owners Association. Inc.,


By 
William ("Bill") F. Banfield III, Its President

State of Texas
County of Comal

Before me, the undersigned authority, on this day personally appeared William "Bill" Banfield III, known to me to be the person whose name is subscribed to the foregoing document, and being by me duly sworn, declared that he is the President of Creekwood Property Owners Association. Inc and that the statements in the preceding paragraph regarding the Board adopting same as its Policy is true and correct, and that said Policy passed by the Board of Directors on the date and in the manner as set forth above.

Given under my hand and seal of office on this 13 day of March 2026.




Notary Public, State of Texas

Filed and Recorded
Official Public Records
Bobbie Koepf, County Clerk
Comal County, Texas
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Bobbie Koepf