

FACILITIES USE HANDBOOK

The Facilities Use Handbook is published to convey to all Robson Ranch Owners, Residents, Tenants, and their guests the policies and guidelines applicable to all Robson Ranch facilities with the exception of the Wildhorse Golf Course. The information herein is applicable to all who use these facilities. (The policies and guidelines for the Wildhorse Golf Course are available in the Golfer’s Handbook.) Robson residents must inform their guests of the policies and guidelines prior to the guests’ use of any facility.

The HOA Board may appoint a designee (the General Manager or other board designee) who will be involved in the day-to-day administration and enforcement of these operational policies. The Board may, in its discretion, authorize the General Manager or any other Board designee to perform any right or obligation granted herein to the Board. The Board or its designee has the discretion to waive temporarily any requirement contained in this document based on the safety, health, and welfare of the Community. If the Board appoints the General Manager or any other Board designee, the Board shall reserve the right to review any action or recommendation of the General Manager or any other appointed Board designee.

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Definitions

The following definitions provide clarity on the right to access the facilities and are consistent with the definitions from the CC&Rs and the current Rules and Regulations document that apply to all of Robson Ranch and its Owners, Tenants, Lessee, and any guest of the same.

Chartered Club: shall have the meaning set forth in Article IX, Section 2 of the Rules and Regulations, which states "Only those clubs and organizations whose membership is open to Robson Ranch Residents, exclusively, and whose purpose is compatible with the aims of the HOA may charter."

Family: includes parents, parents-in-law, sons, daughters, sons-in-law, daughters-in-law, brothers, sisters, brothers-in-law, sisters-in-law and grandchildren of the property Owners in Robson Ranch.

Guest: a non-resident friend, relative or invitee of either an Owner or Tenant, who is visiting Robson Ranch at the personal invitation of, and with specific knowledge and sponsorship of the same.

Homeowner: shall have the same meaning as the term Owner, as defined in Section 1.39 of the CC&Rs.

Member: shall have the same meaning set forth in Section 1.37 of the CC&Rs which states: "any person holding Membership in the Association pursuant to this declaration."

Owner: shall have the meaning set forth in Section 1.39 of the CC&Rs which states: "the record holder of the fee simple interest of any Lot or Parcel, but excluding those who hold title merely as security. 'Owner' shall not include a lessee or tenant of a Lot or Parcel. If fee simple title to any Lot or Parcel is vested or record in a trustee under a deed of trust, legal title shall be deemed to be in the trustor. An Owner shall include any person who holds record title to a Lot or Parcel in joint ownership with an undivided fee interest in any Lot or Parcel."

Resident: shall have the meaning set forth in Section 1.43 of the CC&Rs which states: "(a) each Owner, tenant, or lessee actually residing on any part of the Assessable Property; and (b) Members of the immediate family of each Owner, tenant, and Lessee actually living in the same household with such Owner, tenant or lessee on any part of the Assessable Property."

Robson Resident in Good Standing: shall have the meaning set forth in Section 1.43 of the CC&Rs as described above with the additional requirement that the Resident be current on the HOA dues.

Tenant: is a person who has rented or leased a Homeowner's house and is residing in that house.

Personnel Responsible for the Management of the Facilities

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|--------------------------------|--------------|
| General Manager | 940-246-1020 |
| Administrative Assistant | 940-246-1028 |
| Activities Director | 940-246-1002 |
| Cimarron Sports Center Manager | 940-246-1040 |

Use and Scheduling of Any Facility

The Activities Director for the HOA reserves space for special activities or events in all of the Facilities with the exclusion of the Wildhorse Golf Course, activities within the Wildhorse Grill that are not part of the Board Room or the Lounge, and sports activities at the Cimarron Sports Center. (The Food and Beverage Manager of the Wildhorse Grill schedules activities at the Wildhorse Grill; the Cimarron Sports Center manager schedules sports activities at the Cimarron Sports Center.) The Activities Director also schedules space for repeating activities such as club meetings and classes. The following information details how the activities are scheduled, any fees that might be associated with an activity, the priority established for each group that wishes to schedule space, and any restrictions that limit the right to schedule space.

- A. The organization or individual scheduling an event with the HOA will be responsible for any damages that occur during that event.
- B. Residents and their guests or individuals who rent space in the facility for an event may not bring home-prepared food, alcoholic beverages, or outside caterers without the consent of the HOA board or its designee.
- C. The HOA board, Committees of the Board and clubs chartered in accordance with Article IX of the Rules & Regulations may use the facilities for their meetings, parties and social events with no assessment for room rental. Clean-up or set-up fees may be charged if deemed appropriate by the Board or its designee. Fees may be charged if additional staffing or special equipment is required to accommodate an event.
- D. Chartered clubs may allow non-resident participants to attend their activities as long as it is clear that it is not a method of circumventing charter regulations on membership restrictions.
- E. Chartered and non-chartered clubs may invite guest speakers to their regularly scheduled meetings, with the prior approval of the speaker by the HOA or its designee and the speaker's signature on the Guest Speaker's Agreement available from the HOA office, which limits the activities of the speaker.
- F. The outdoor pool will remain open to Residents and their guests during events scheduled at the outdoor pool, with the exception of events sponsored by the HOA. Residents, Committees, and clubs may arrange for food and bar services

- provided by the HOA during special events. The food and bar service would only be available to those attending the special event.
- G. Instructors for classes for Residents only may reserve space in the facilities after approval by the Board or its designee on a case-by-case basis. The instructor may be assessed a use fee, which includes room rental, set-up and clean-up fees. The instructor shall be required to sign a contract (Instructor Registration Permit and Waiver) with the HOA prior to any class being held.
 - H. Instructors for classes for Residents and non-residents may reserve space and will be assessed a use fee, which includes room rental, set-up and clean-up fees if deemed appropriate by the Board or its designee. The instructor shall be required to sign a contract (Instructor Registration Permit and Waiver) with the HOA prior to any class being held.
 - I. Resident functions require the approval of the HOA and will be assessed set-up and clean-up fees if deemed appropriate by the Board or its designee. A Resident Facilities Use Form must be signed, specifying costs and responsibilities, when the reservation is made.
 - J. Non-residents may schedule activities which must be approved by the Board or its designee and will be assessed a use fee, which includes room rental, set-up and clean-up fees, and any other associated fees, deemed necessary by the Board or its designee. A non-resident contract must be signed when the reservation is made.
 - K. Unless otherwise determined by the Board or its designee, events shall be accommodated in the following order of priority. Within this order of priority, groups meeting weekly will have priority over groups meeting less often.
 - a. Events scheduled by the Board or its designee, including but not limited to weddings, receptions, golf outings, and banquets
 - b. HOA Board meetings and official HOA Committee meetings
 - c. Events and special meetings sponsored by the HOA Board
 - d. Chartered clubs meeting at least nine times a year with an average attendance of 10 members, computed on an annual basis
 - e. Individual Resident functions
 - f. Non-chartered clubs meeting at least nine times a year with an average attendance of 10 members, computed on an annual basis
 - g. Instructional activities for Residents, with an average attendance of 10 students, computed over the term of the course
 - h. Resident and non-resident fundraising events
 - L. Chartered clubs, non-chartered clubs, or groups can request only one meeting per week until all other groups have been accommodated
 - M. The HOA Board or its designee reserves the right to move a meeting or event to another time or location, if available. Revenue-generating events for the HOA will have precedence over non-revenue generating events.

An annual scheduling meeting will occur in the fall at which clubs, Committees, classes, or individuals who wish to book space in the facilities will submit their requests for the following year (January 1 to December 31). After the initial schedule is complete, any additional dates that are desired for that year may be requested by contacting the Activities Director. The following provides details on the scheduling of ongoing activities.

- A. Chartered clubs that meet and maintain attendance requirements and required criteria will be approved for the same days and times annually, but the location of the room cannot be guaranteed.
- B. Both chartered and non-chartered clubs with less than the required participation cannot be granted permanent space on an annual basis within the facilities. Instructor-led classes with less than the required participation and small groups may be required to share a room with others engaged in similar activities. If the efficacy of the instruction or club activity or if safety is compromised, then this requirement on size may be waived by the HOA board or its designee.
- C. Recurring events/meetings are scheduled on an annual basis. Any exceptions to scheduling an event beyond the calendar year will be requested in writing and approved by the Board or its designee.
- D. If the requesting club or group does not need a reserved space, a club officer or responsible party must notify the Activities Director 24 hours prior to the scheduled time. If the notice is not given, the remaining booked dates may be cancelled.

Guest Policies for Robson Ranch Facilities

To manage liability to the HOA, passes are required for guests prior to participation based on the rules below.

Guest passes are subject to limitation in scope, frequency, and duration by the HOA to ensure the value of residency to homeowners. Personnel in the HOA office, the Pinnacle Fitness Center, and the Cimarron Sports Center issue Guest Passes and Liability Waivers.

There are two classes of guests—guests of chartered clubs and guests of individual homeowners. There are two sub-classes for guests of homeowners—participants and observers.

Guests for Chartered Club events:

Sometimes chartered clubs benefit from outside participation in club activities. In such cases, guest participation will be subject to the following rules:

- All guests must register in advance with the sponsoring club.
- Liability waivers must be obtained before guest passes are issued.
- Sponsoring clubs are responsible for ensuring that guests are in possession of valid guest passes before participating in the event or activity.
- Events or activities must be limited in scope, duration, and frequency to avoid recurring inconvenience for Homeowners who wish to use the facilities.

For chartered-club events that utilize Robson Ranch facilities, the number of non-resident guests participating may not exceed the club membership attending or in any circumstance that would preclude a club member from participating or a homeowner from joining the club. Clubs are responsible for enforcing the policies listed above to ensure compliance and the safety of participants. Clubs can have more restrictive guest policies based on each club's needs.

Guests of Homeowners:

Guests who are actively participating in an event or activity are subject to the following rules:

- Homeowners must personally obtain liability waivers and guest passes before their guests may participate in any activity.
- All visitors under the age of 18 must be accompanied to the facility by the sponsoring homeowner.
- Guests to the amenities, such as the swimming pool, are subject to the specific rules outlined in the Facilities Handbook.

Guests who are simply observing an activity do not require a guest pass, but the guests must be accompanied by the homeowner. For example, a guest who visits the dog park would not need a guest pass but must be accompanied by the homeowner.

Visitors to all facilities and events open to the general public, regardless of the sponsorship, do not require a guest pass.

Any exceptions to the policy as described above must be approved by the HOA Board or its designee.

Policies Applicable to All Facilities

The following policies are applicable to all facilities and amenities.

- A. No alcohol is permitted unless purchased through the Wildhorse Grill, Clubhouse, or Golf Course beverage cart.
- B. No smoking is permitted; e-cigs are not permitted.
- C. Firearms are not permitted in any facility except when carried by certified law enforcement officers.
- D. Residents and guests of residents must sign a waiver release from liability form available in the Cimarron Sports Center, Pinnacle Fitness Center, or HOA office (Homeowners will have a universal waiver on file with the HOA).
- E. Only Robson Residents in Good Standing and their guests are permitted to use facilities.
- F. Residents must be present as they supervise all guests under the age of 18.
- G. Adult guests of Residents participating in activities must have a guest pass that can be obtained by the Resident at the Cimarron Sports Center, Pinnacle Fitness Center, or the HOA office. The guest pass will have an expiration date, and the holder of the guest pass must sign a waiver prior to the issuance of a guest pass.
- H. The Robson Ranch Code of Conduct, as defined as Article II of the Robson Ranch Rules and Regulations document, applies at all times.
- I. Instructors for paid classes must sign a contract with the HOA prior to the first lesson.
- J. No pets are permitted except for the Dog Parks, fishing ponds, and limited access at the softball field. The only exception is a service dog or service dog in training being used by a Resident or guest.
- K. The policies listed in this section will apply to all facilities unless an exception is listed for a specific facility in the following section of this document

Policies Specific to a Facility

The following sections document additional policies that are specific to a particular facility.

Board Room and Lounge in the Wildhorse Grill

- A. The HOA Activities Director is responsible for reserving the Board Room and the Lounge areas of the Wildhorse Grill.
- B. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Wildhorse Grill.

Cimarron Sports Center Complex

Cimarron Sports Center

- A. For current hours of operation, contact the Administrative Office.
- B. Guests of Residents under the age of 18 are not permitted in the locker rooms, the indoor swimming pool, the lounges, the gymnasium, or the multi-purpose room.
- C. Users must have with them the Robson Ranch ID card or other ID mechanisms available through the HOA office for identification purposes.
- D. A maximum of four guests at one time may be permitted for each Robson Ranch household without prior permission of the HOA or its designee.
- E. Residents and guests must sign in at the desk of the Sports Center and indicate planned activities.
- F. The attire worn in the Sports Center must be appropriate to the physical activity that the participant is performing. The Sports Center staff has the right to determine what constitutes appropriate attire.
- G. Rubber-soled shoes are required in the facility; sandals and open-toes shoes are not permitted in the fitness room or the gymnasium for safety reasons. Any shoe that leaves marks or damages the floors in any part of the facility is prohibited.
- H. Only capped water bottles are permitted throughout the Sports Center. Food and other beverages are not permitted in the multi-purpose room, gymnasium, or indoor pool.
- I. Residents and guests are not permitted to wear perfumes or strong scents in the fitness room.
- J. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Cimarron Sports Center.

Indoor Swimming Pool and Spa

- A. For current hours of operation, contact the Administrative Office.
- B. The indoor pool and spa are closed if there is a threat of lightning in the area.
- C. Bathing suits are required in the whirlpool and saunas.
- D. No one under the age of eighteen is permitted in the indoor pool or spa.
- E. Residents and guests should shower prior to entering the indoor pool or spa.

- F. For health and safety concerns, Residents and guests may not use the pool or spa if sores, cuts and abrasions are not fully healed.
- G. During peak usage, there will be a one-hour limit on the use of lap lanes.
- H. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Indoor Swimming Pool and Spa.

Outdoor Swimming Pool

- A. For current hours of operation, contact the Administrative Office. Access to the pool is through the Pinnacle Fitness Center.
- B. No lifeguards are on duty. Residents assume responsibility for themselves and their guests when using the pool. Rowdiness, running, diving, or jumping into the pool is not permitted.
- C. A maximum of four guests shall be permitted for each Robson Ranch household at one time without prior permission of the HOA Board or its designee.
- D. Children under the age of ten or who are a maximum height of 52 inches are only allowed to use the children’s pool and only with Resident supervision.
- E. Children who are ten to seventeen years of age or are a height of 52” or more are permitted to swim in the adult pool with Resident supervision during hours designated by HOA Operations. During all other pool hours, only Residents and their guests eighteen years of age and older are permitted to swim in the adult pool.
- F. Only waterproof screens are permissible because oils and lotions clog the pool filters.
- G. Residents and guests should shower prior to entering the pool.
- H. For health and safety concerns, Residents and guests may not use the pool if sores, cuts and abrasions are not fully healed.
- I. The pool will be closed if there is a threat of lightning in the area.
- J. Residents and their guests must sign in at the Sport Center Desk prior to swimming.
- K. Two “Fun Noodles” (six foot maximum length, one small spring float (thirty-six inches in diameter), single fun noodle net chair, or one set of “Water Wings” per person is allowed in the adult pool. Small inner tubes, water wings, and arm flotation bands are allowed in the children’s pool.
- L. Glass containers are not permitted in the pool or pool area. Only plastic drinking containers with attached capped tops are allowed in the pool.
- M. Bathing suits are required; cutoffs, jeans or street clothes are not allowed.
- N. Only alcoholic beverages in plastic glasses, purchased from the Grill or Beverage Cart are permitted at the pool. Food is not permitted at the pool, but food may be consumed in the grassy areas outside the gated pool.
- O. When the children’s pool is closed for maintenance and/or repair in excess of twenty-four hours, all children except for toddlers four years of age or less may be allowed in the adult pool with Resident supervision. The Sports Club management may have the sole discretion to make decisions based on safety, health, and welfare concerns.
- P. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Outdoor Swimming Pool.

Pickleball Courts

- A. For current hours of operation, contact the Administrative Office. If lights are used, the Pickleball players are responsible for turning them off when finished playing.
- B. The Pickleball courts are to be used for Pickleball only.
- C. If no special Pickleball events organized by the Pickleball Association and approved by the HOA are scheduled, some Pickleball courts will be available for open play to Residents and their guests.
- D. Pickleball lessons may be conducted only on times reservable to any Resident.
- E. All Pickleball players must sign in at the Sports Center desk prior to playing.
- F. The Pickleball courts are closed if there is a threat of lightning in the area.
- G. Pickleball players may reserve courts for individual play up to six days in advance, using the Tennis/Pickleball Chelsea system available on the HOA web site.
- H. No smoking, e-cigs, or alcohol is permitted on benches or on the courts.
- I. No smoking or e-cigs are permitted in the developed areas around the Pickleball courts or on the south facing patio of the Sports Center.
- J. The rules and etiquette of Pickleball, as defined by the USA Pickleball Association, shall apply at all times, except when in conflict with any local rules or operational policies.
- K. Footwear that leaves marks or damages the surface of the court is prohibited.
- L. The Cimarron Sports Center staff has the right to determine what constitutes appropriate attire for the facility.
- M. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Pickleball Courts.

Pinnacle Fitness Center

- A. For current hours of operation, contact the Administrative Office.
- B. Guests of Residents under the age of 18 are not permitted in the locker rooms, restrooms, and fitness equipment room.
- C. Residents may request an orientation session to learn policies, procedures, and the proper use of the equipment in the fitness room. Users of the facility must have with them the Robson Ranch ID card or other ID mechanisms available through the HOA office for identification purposes.
- D. A maximum of four guests at one time may be permitted for each Robson Ranch household without prior permission of the HOA or its designee.
- E. Residents and guests must sign in at the desk of the Pinnacle Fitness Center and indicate planned activities.
- F. The attire worn in the Pinnacle Fitness Center must be appropriate to the physical activity that the participant is performing. The Pinnacle Fitness Center staff has the right to determine what constitutes appropriate attire.
- G. Rubber-soled shoes are required in the facility; sandals and open-toes shoes are not permitted in the fitness room.
- H. Residents and guests must use sanitizing wipes provided by the Pinnacle Fitness Center to wipe off the equipment after use in the fitness room.

- I. Capped water bottles are permitted in the Pinnacle Fitness Center. Sports drinks are not permitted in the fitness room. No food may be consumed in the fitness room.
- J. During peak usage, there will be a thirty-minute limit on the use of aerobic machines.
- K. No personal fitness equipment will be permitted in the fitness room.
- L. Residents and guests are not permitted to wear perfumes or strong scents in the Pinnacle Fitness Center.
- M. No smoking or e-cigs will be permitted in the Pinnacle Fitness Center or on the attached patio, facing the pool.
- N. All of the policies listed in the “Policies Applicable to All Facilities” section of this document applies unless specific exceptions are listed for the Pinnacle Fitness Center.

Ramada at the Cimarron Sports Center

- A. For current hours of operation, contact the Administrative Office.
- B. The Activities Director must be contacted to reserve the Ramada.
- C. Organizations and residents using the Ramada are responsible for removing litter after a scheduled activity.
- D. No smoking or e-cigs are permitted in the Ramada.
- E. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Ramada.

Tennis Courts

- A. For current hours of operation, contact the Administrative Office. If lights are used, the tennis players are responsible for turning them off when finished playing.
- B. Members of teams in any league(s) must be Robson Residents.
- C. The tennis courts are to be used for tennis only.
- D. If no organized tennis events are scheduled, the tennis courts will be available for play for Residents and their guests.
- E. The tennis courts are closed if there is a threat of lightning in the area.
- F. Tennis lessons may be conducted only on times reservable to any Resident.
- G. All tennis players must sign in at the Sports Center desk prior to playing.
- H. Tennis players may reserve courts for individual play up to six days in advance, using the Tennis/Pickleball Chelsea system available on the HOA web site.
- I. No smoking, e-cigs, or alcohol is permitted on benches or on the courts.
- J. No smoking or e-cigs are permitted in the developed areas around the tennis courts.
- K. The rules and etiquette of tennis, as defined by the United States Tennis Association, shall apply at all times, except when in conflict with any local rules or operational policies.
- L. Footwear that leaves marks or damages the surface of the court is prohibited.
- M. The Cimarron Sports Center staff has the right to determine what constitutes appropriate attire for the facility.

- N. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Tennis Courts.

Clubhouse

- A. For current hours of operation, contact the Administrative Office.
- B. Only HOA staff is permitted to move furniture, as needed, to accommodate requests of clubs and Residents based on reservation requirements.
- C. No smoking or e-cigs are permitted in the exterior sitting areas around the main entrances to the Clubhouse.
- D. Smoking is permitted in the exterior sitting areas at the west façade of the Clubhouse.
- E. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Clubhouse.

Community Box Garden

- A. The HOA Office rents the boxes on an annual basis, beginning December 1 and ending November 30.
- B. The only vehicles permitted within the fenced area are golf carts.
- C. The produce from the box gardens is the property of the renters of the box.
- D. No pets are permitted in the box gardens.
- E. The boxes and surrounding areas must be kept clean and weeded by the renters of the box.
- F. Hoses are the property of the HOA and must be left in the garden.
- G. Gardeners must be actively working the rented box by Memorial Day weekend or the plot will be forfeited to an individual on the waiting list.
- H. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Community Box Garden.

Creative Arts and Technology Center

- A. For current hours of operation, contact the Administrative Office.
- B. All Residents and their guests must sign in the room they are using on each visit.
- C. Classes held shall be for the exclusive use of Residents and their guests.
- D. With the exception of the library, the rooms are locked when not being used by a club or scheduled for open time.
- E. All clubs shall leave the used room clean and furniture arranged as the room was found.
- F. Food and drink may be brought to eat in the patio area outside the building.
- G. A room use schedule shall be displayed in each room display case. The HOA maintains the master schedule and provides it to Robson publications. The HOA Activities Director handles the calendar and updates it before the end of the month.
- H. Permanent signs for instructional use of equipment are allowed. Fixtures for common use are permitted on the walls in the Woodworkers area.

- I. Except for open times, a monitor will be in each room to provide training on the use of equipment, or instructions for the safe use of equipment will be posted.
- J. No tables shall be moved from a room. Chairs may be moved, if available, from a room and returned and reset after use. The TV, white board, easel, podium, instructional table with mirror, and computers may be used by all clubs and returned to the original location after use.
- K. Clubs using the building have access to the display cases for each room. Items for sale in the display cases are “not for profit for the creator,” but are only used for the benefit of the club. The sale of these items is the responsibility of the clubs. The cases are locked at all times.
- L. Projects completed, using this facility, are for personal use or gifts and may not be sold for personal gain.
- M. No guests of Residents who are under the age of 18 are permitted to use the facility with the exception of the library.
- N. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Creative Arts and Technology Center.

Dog Park

- A. Park users and dog owners voluntarily assume all risks related to the Dog Park use.
- B. People who violate the Dog Park rules are subject to removal from the Dog Park and may be prohibited from using the facility.
- C. Residents and guests may have a limit of two dogs per person per visit.
- D. Dogs must be licensed, display current rabies vaccination tags and, if a Denton resident, a current city registration tag issued by Animal Control. Residents must supervise their dogs, at all times.
- E. Owners are to stay within the park, within view and voice control of their dogs, and visibly possess a leash.
- F. By bringing dogs into the park, the owner certifies that their dogs have been properly inoculated (free of contagious conditions, diseases and parasites).
- G. Owners must immediately clean up after their dog. This includes picking up the canine fecal materials and properly disposing of the waste.
- H. Owners waive liability to Robson Ranch for any injury or damage caused to or by pets when using the park and owners are solely responsible for damage and injury inflicted by their dogs.
- I. Any dog exhibiting aggressive behavior must be removed immediately.
- J. Dogs are segregated on size; dogs weighing 29 pounds or less will use the southernmost fenced area, and dogs larger than 29 pounds will use the northernmost fenced area.
- K. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Dog Park.

Ponds at Robson Ranch

- A. No fishing is permitted at any pond with the exception of ponds listed under Fishing Ponds.

- B. No littering is allowed. No plants, fish, wildlife or other living creatures of any kind may be planted or released into any pond at Robson Ranch.
- C. All pets must be leashed, and Residents must clean up after pets.
- D. Golf carts may not be used to access any pond.
- E. No boats, waders, or personal floats are allowed on any pond.
- F. No swimming or wading is allowed in any pond.

All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for Ponds at Robson Ranch.

Fishing Ponds

- A. Fishing is permitted in only two ponds at Robson Ranch—the pond next to the Sales Office (adjacent to the Wildhorse Golf Course Hole #9) accessed via the Sales Office parking lot and the pond east of Michelle Way and north of Drinkwater Boulevard, which is accessed via the walking trail.
- B. All fishing is catch-and-release only until the HOA board notifies the community that harvesting of fish is approved.
- C. All of the policies listed in the “Policies Applicable to all Facilities“ section of the this document and all of the policies listed in the “Ponds at Robson Ranch” of this document apply unless specific exceptions are listed for the Fishing Ponds.

Horseshoe Park

- A. No alcohol, smoking, or e-cigs is permitted on benches or in the pits area.
- B. No pets are permitted in the Horseshoe Park.
- C. Borrowed equipment, including hoses, must be returned to the storage box inside the Dog Park entrance and the key, if used, returned to the main gate.
- D. Users must leave the Horseshoe Park in good playing condition.
- E. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Horseshoe Park.

Softball Field

- A. No littering, including biodegradable items such as sunflower seeds or peanut shells, is permitted on the field, dugouts, or stands.
- B. No pets are permitted on the playing field or in the dugouts. Pets in the stands must be leashed; owners must clean up after their pets.
- C. All play on the field, not authorized by the Softball Association, must be scheduled and approved by the HOA.
- D. The key to the softball field must be returned to the main gate after use.
- E. No smoking, e-cigs, or alcohol is permitted on the field or in the dugouts.
- F. Users of the Softball Field must leave the field in good playing condition.
- G. All of the policies listed in the “Policies Applicable to All Facilities” section of this document apply unless specific exceptions are listed for the Softball Field.

**GUEST SPEAKER'S AGREEMENT
FOR ROBSON RANCH
DENTON RESORT COMMUNITY**

Event Date _____ Club _____

Presentation
Topic _____

Guest Speaker _____

Agreement:

Guest speaker's signature indicates acknowledgement of and adherence to the following guidelines:

1. The focus will be on explaining and exploring. It is neither to establish a client base nor to have a goal of making profit.
2. The speaker may not obtain a list of participants. The resident must initiate any contact. Residents may request business cards.
3. Educational material with presenter's name may be displayed.
4. The club will appoint a moderator for meetings. If inappropriate selling or soliciting takes place, the moderator will interject.

GUEST SPEAKER SIGNATURE

ROBSON RANCH REPRESENTATIVE

MODERATOR SIGNATURE

TODAY'S DATE

GUEST SPEAKER'S AGREEMENT

ROBSON RANCH HOMEOWNERS' ASSOCIATION

INSTRUCTOR REGISTRATION PERMIT AND WAIVER

Name:

Phone _____

Instructor of _____

1. Instructor's only relationship with HOA is as a permittee. Instructors are neither employees nor contractors of the Homeowners Association.
2. Instructor agrees to comply with all Association rules and regulations.
3. Instructor agrees to pay the Robson Ranch Homeowners Association, ten (10 %) percent of the gross instructional fee. Fee is to be paid monthly and given to the Homeowners Association office during the first week of each month.
4. Instructor agrees that no resident or resident/guest will be allowed to participate in an activity without first obtaining a signed Waiver/Release.
5. Instructor's use of Robson Ranch facilities may be revoked for violations of any of the above.

WAIVER AND RELEASE

The undersigned desires to use the facilities of Robson Ranch. By executing this Waiver and Release, the undersigned hereby acknowledges and agrees that the undersigned is solely responsible for his/her actions while using the Robson Ranch facilities. Neither the instructor conducting any class at the Robson Ranch facilities nor Robson Ranch Homeowners Association, Inc., nor any of their respective affiliates, officers, employees, agents or representatives, is responsible for the undersigned's actions or safety while engaging in activities at the Robson Ranch facilities. The undersigned further releases and agrees to release all of the foregoing parties from any claims, liabilities, actions, damages, costs and expenses that arise as a result or, or relate in any way to, the undersigned's use of the Robson Ranch facilities.

Signature:

_____ Date _____

Approved:

_____ Date _____

**Robson Ranch Homeowners Association 9428 Ed Robson Circle,
Denton, TX 76207, (940)246-1023, Fax (940) 246-1045**