



Amenity Center – Fitness Center – Pool – Pond Use Agreement

All HOA members – in good standings (current assessments) – have access to the Parmer Ranch Master Association Amenities consisting of the Amenity Center, Community Pool (during pool season), Fitness Center and Pond. If you would like to celebrate a special event at the Amenity Center and/or Community Pool, please observe the following Reservation Guidelines. NOTE: THIS IS A SMOKE-FREE AREA AND NO SMOKING OR VAPING IS ALLOWED.

Only Parmer Ranch Master Association Homeowners who have completed a membership application and signed the User Agreement are invited to use the Parmer Ranch Amenities.

Please read, initial, and sign the Amenity Center, Fitness Center, Pool and Pond Use Agreement.

The Board of Directors has the obligation and right to suspend Amenity Center, Fitness Center and Community Pool privileges of any member who abuses their privilege or creases a safety hazard.

Mailing Address:

Goodwin & Company, Inc.

11950 Jollyville Road

Austin, TX 78759

Email: APMRManager@GoodwinTX.com



Amenity Center

Amenity Center Hours : Reservations Only: 9am – 2pm | 5pm – 10pm

For information on amenity reservation email APMRmanager@Goodwintx.com

Reservations can be scheduled through TownSq

Reservation Rules

- Reservations are limited to one (1) slot per month with a maximum of 5 hours. Consecutive monthly reservations not permitted. Reservations can be made on TownSq through the reservations tab on the left hand side. Reservation Form will be available to download (Form includes detailed reservation information)
- Reservation fee of \$75 is required to reserve and confirm the Amenity Center.
- Access will be granted (opened) during your reservation period.
- Maximum number of guests is 75 – Amenity Center cannot exceed building fire code limit posted.
- Adult members in good standing (current assessments) are eligible to reserve the amenities. An adult member reserving the amenities MUST be present at all times and is responsible for informing all guests of the Reservations Guidelines and the posted Community Pool Rules.
- All reservations will be accepted on a first come, first serve basis and reservation form must be submitted.
- If swimming is part of the member's activities, no wet bathing suits allowed inside the Amenity Center.
- The Community Pool will remain open to all residents during your celebration. No individual party or gathering can monopolize the pool area.
- Amenity Center must be cleaned after the event by the Homeowner; including floors, furniture, kitchen countertops, etc. All trash must be disposed of off-site. Be sure to check restrooms.
- Amenity Center furniture and items must be returned to original area (match layout as you arrived).
- Amenity Center doors are to be securely closed when leaving the Amenity Center.
- Community Pool area used must be cleaned and all trash disposed of off-site.
- Please make sure you have a safe adult-to-child ratio at both amenities.
- Rental of the amenity center does not include the exclusive use of the pool facilities.

Be sure that all swimmers are aware the there is NO LIFEGUARD ON DUTY and that event participants swim at their own risk.



Fitness Center

The fitness center is private property owned by the Association. Please treat this area with extreme care. Resident dues contribute to the maintenance and repair of this area. Let's work together to avoid extra Association expenses.

The Fitness Center is for homeowners and their guests. Due to the limited size of the facility, we ask that homeowners do not invite more than two guests at a time, per household. At no time will the workout facility be "off limits" to any homeowner who is in good standing with the HOA. The list of guidelines below is to maximize everyone's enjoyment of the facility and to create a positive environment for all.

Fitness Center Hours:

7 days a week, 365 days a year, from 5:00 a.m. to 11:00 p.m.

- In case of medical emergency, dial 911.
- In the case of equipment malfunction, please notify the Community Manager – APMRmanager@Goodwintx.com
- No smoking or vaping
- Glass prohibited
- Please use caution when exercising.
- Children under 16 must be accompanied by an adult (18 or Older)
- No more than 2 guests per household.
- No loud or offensive language or behavior.
- Keep the facilities clean. Please pick up after yourself and discard your trash.
- Machines should be wiped down after each use. Wipes are provided within the fitness center.
- Do not deface or destroy any property within the fitness center, including walls, floors, equipment, etc. Any damage will result in suspension and/or fines to the responsible homeowner.
- Proper workout attire is mandatory, i.e. Proper shoes and shirts are required.
- If you have been on the cardio equipment longer than 30 minutes and other members are waiting for the machine, please allow other members to use the machine.
- Rules, regulations, and facilities are subject to change without notice.



Pool Area

Community Pool Hours: Daily from 6:00am-10:00 pm

WARNING - NO LIFEGUARD ON DUTY—SWIM AT YOUR OWN RISK

- In case of an emergency, DIAL 911
- Children under 16 must be accompanied by an adult (18 or Older) DO NOT swim alone
- DO NOT alter or remove safety equipment
- Persons with contagious disease, diarrhea, skin abrasions, or open infected sores should not come to the pool
- Proper swim attire required--water diapers are required for infants, no cut off or sagging clothing may be worn--no changing diapers near the pool
- No diving, running, pushing or other dangerous horseplay
- No smoking or vaping
- Glass prohibited in or near pool area
- No food or beverage in or near the water
- No skateboards, bikes, scooters, or roller blades inside pool gates
- No pets, except service animals, allowed inside pool gates (TX State Health Code 265.203-F)
- No music.
- Entry gate must remain closed and cannot be propped open
- No paper, foam, Styrofoam, thin plastic cups, trash, thin strips of rubber material allowed in or around the water
- Each owner and their guest(s) are to dispose of all trash in trash bins
- Maximum 4 guests per household—Guests must be accompanied by an adult member (18 or Older) Members are responsible for damages caused by them or their guests
- Association is not responsible for lost, damaged or stolen articles



Parmer Ranch Pond

The Parmer Ranch is private property and for the use of Parmer Ranch HOA Members and their guests only.

The following regulations are in place to enhance the enjoyment of residents using the pond and to promote safety around the pond.

Pond Rules

- No Trespassing – For HOA members only
- Catch and release only
- Swimming, wading, boats, nets, trot lines, jugging, and snagging are not permitted
- No loud music
- HOA not responsible for accidents. Use of pond is at your own risk
- Rods and poles are limited to one per person
- No littering – “leave no trace” rules in effect
- Pets must be on a leash
- Residents must bag and remove pet waste

Amenity Center – Fitness Center – Pool – Pond

Liability Agreement

RESIDENT NAME: _____

(Please Print)

ADDRESS: _____

HOME PHONE: _____ **CELL PHONE:** _____

I agree to indemnify and hold harmless Parmer Ranch Master Association, its officers, directors, employees, agents and members (past, present and future), from any and all charges, claims, costs, causes of action, damages and liability (including but not limited to attorney's fees) for any claim or injury, to either person or property, suffered by me, my family members, employees, agents, servants, guests, invitees, any member of the Association or any other person which arise from or are in any way related to the use of the amenity center, fitness center, pool, or pond on the Parmer Ranch Master Association Property.

I assume all responsibilities, risks, liabilities and hazards incidental to the use of the Parmer Ranch Amenities and hereby release and forever discharge the Association, its officers, directors, employees, agents and members (past, present and future) from any and all claims, costs, causes of action and liability for personal injury or death and damage to or destruction of property arising from my use of the Parmer Ranch Master Association Amenities.

In signing this Agreement I hereby agree to abide by all rules and regulations set forth by Parmer Ranch Master Association Inc. and Goodwin & Company staff.

Signature of Resident

Date