

Bella Charca Property Owners' Association, Inc.
Park or Common Area Rules

The Developer designed, developed, and donated Bella Charca Parks and Common Areas to the HOA for the use and enjoyment of Bella Charca HOA members, family members, guests, and tenants. Parks and Common Areas are not public property and their usage is governed by subdivision covenants and rules established by the Association. Unauthorized, non-member use for any purpose is not permitted. The HOA will report unauthorized parks or common area use to local authorities for investigation and prosecution to the full extent of the law.

The Association Board of Directors adopted the following *Park or Common Area Rules* which shall govern all use of Bella Charca Parks and Common Areas.

1. **Hours.** Parks and Common Area use is limited to daylight hours between dawn and dusk. Members may access their postal boxes in mail centers at all hours.
2. **Alcoholic Beverages** may not be brought into a Common Area. Please, no glass containers.
3. **Vehicles** including motor vehicles and motorcycles may only be brought into a Park or Common Area except on paved streets.
4. **Lake Use.** The spring-fed lake is a natural detention system. It may not be used for any kind of fishing, swimming, or boat craft. Please refrain from walking on the lake retaining wall.
5. **Pets.** Members, invitees, guests, and tenants must comply with all covenants pertaining to pets including leash and waste pickup requirements. Pets are not permitted to swim in the lake.
6. **Children under 10** must be accompanied by an adult when visiting the lake park.
7. **Skateboarding, rollerboarding, and bike riding** is not permitted in parks or common areas.
8. **Member Private Events.** All gatherings of any kind in Parks or Common Areas require prior written Association approval for the date and time period authorized.
 - a. **Application/Authorization Forms** (may be downloaded from the HOA website) must be submitted by email, U.S. mail, or in person, to the HOA Manager at addresses listed on the application form. To ensure adequate review and response time, applications should be delivered to the manager a minimum of three working days (Monday through Friday 8:00 A.M. to 5:00 P.M.) prior to the event date.
 - b. **Event Length** is generally limited to 4 hours including setup and cleanup.
 - c. **Protection of Park and Common Area** is the responsibility of the event sponsoring member(s) named in the written authorization. Event related damage to park or common area property must be reported to the Manager immediately. Event sponsor(s) HOA member(s) will be assessed the total repair cost, including handling and scheduling fees.
 - d. **Vehicle Parking** is limited to public streets. Arrangements must be made for potential verflow parking outside Bella Charca Addition.
 - e. **Music and Noise** must not be excessively loud or bothersome to neighbors; please be considerate of others.
 - f. **Cooking** is limited to barbeque grills suitable for the event. Care must be taken to avoid oil and waste spills. Open fires or bonfires of any kind are not permitted.
 - g. **Cleanup.** All event-generated trash must be removed from Bella Charca immediately following the event.
 - h. **Indemnity.** As a condition of authorization to use a park or common area, event sponsor(s) must fully indemnify the Bella Charca Property Owners' Association, Inc., its' manager, employees, and board of directors, and Bare Land Development, Inc., Casa Frente Development, Inc. and their owners, officers, directors and employees, from any and all liability related to such use.

BELLA CHARCA PROPERTY OWNERS' ASSOCIATION, INC.

APPLICATION TO RESERVE A PARK OR COMMON AREA FOR PRIVATE EVENT

Member Sponsor Information	Sponsor #1	Sponsor #2	Sponsor #3	Sponsor #4
Last Name (Please Print)				
First Name (Please Print)				
Bella Charca Address				
Home Phone				
Cell Phone				
Email Address				
Signatures				
Private Event Reservation Request	Date	Begin Time	End Time	
Date / Time				
Park or Common Area				
Event Type	<input type="checkbox"/> Birthday <input type="checkbox"/> Anniversary <input type="checkbox"/> Wedding <input type="checkbox"/> Graduation <input type="checkbox"/> Party <input type="checkbox"/> Other – Describe:			
Event Information	Event Description			
Number of Attendees	HOA Members		Non HOA Members	
Food	<input type="checkbox"/> Off-site <input type="checkbox"/> On-site – Type equipment:			
Drink (Non-Alcoholic)	<input type="checkbox"/> Furnished <input type="checkbox"/> By Attendees (Glass containers not permitted)			
Decorations	<input type="checkbox"/> No <input type="checkbox"/> Yes – Describe:			
Shelter	<input type="checkbox"/> No <input type="checkbox"/> Yes – Describe:			

As Sponsor(s) of this event, and by our signatures above, we individually and collectively fully indemnify the Bella Charca Property Owners' Association, Inc., its' manager, employees, and board of directors, and Bare Land Development, Inc., Casa Frente Development, Inc. and their owners, officers, directors and employees, from any and all liability related to or arising from the event.

HOA AUTHORIZATION TO USE PARK OR COMMON AREA FOR PRIVATE EVENT

The above HOA Member(s) request to sponsor a private event is:

Approved, subject to conditions below Disapproved for reason(s) below:

Authorized by: _____ Date: _____

Submit Requests: By Email, Mail or Fax to:

Bella Charca Property Owners' Association, Inc.
mgmt@BellaCharcaHOA.com or Fax: 254/773-1299
 PO Box 4051, Temple, TX 76505