

After Recording Return To:
Robert D. Burton
Winstead PC
401 Congress Ave., Suite 2100
Austin, Texas 78701



HIDDEN TRAILS
AMENDED AND RESTATED COVID-19 POLICY –
AMENITIES
[COMAL COUNTY, TEXAS]

Hidden Trails Community Association, Inc., a Texas nonprofit corporation (the "**Association**"), previously adopted and recorded that certain Hidden Trails Covid-19 Policy – Amenities, recorded as Document No. 202006020415 in the Official Public Records of Comal County, Texas (the "**Prior Covid Policy**"). Pursuant to *Article 1* of the that certain Hidden Trails Master Covenant [Residential], recorded under Document No. 201706003137 in the Official Public Records of Comal County, Texas (the "**Master Covenant**"), the Association has the right to promulgate and amend Rules regarding use of the Common Area and any Improvements thereon, provided, however, that during the Development, the Declarant must approve any Rules adopted by the Association. The Development Period has not expired.

The undersigned hereby certifies that he/she is the duly elected, qualified and acting president of the Association, and that he or she certifies that the Amended and Restated Hidden Trails Covid-19 Policy – Amenities (the "**Covid Policy**"), attached hereto, is a true and correct copy of such policy, and that the Covid Policy shall amend, restate, and replace the Prior Covid Policy in its entirety. Declarant, as evidenced by its signature below, approves the Covid Policy. The Covid Policy becomes effective when Recorded. Capitalized terms used but not defined herein shall have the meaning ascribed to such terms in the Master Covenant.

THIS INSTRUMENT AMENDS, RESTATES, AND REPLACES THAT CERTAIN HIDDEN TRAILS COVID-19 POLICY – AMENITIES, RECORDED AS DOCUMENT NO. 202006020415 IN THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, IN ITS ENTIRETY.

Cross-Reference to that certain Hidden Trails Master Covenant [Residential], recorded as Document No. 201706003137 in the Official Public Records of Comal County, Texas; and that certain Hidden Trails Covid-19 Policy – Amenities, recorded as Document No. 202006020415 in the Official Public Records of Comal County, Texas.

IN WITNESS WHEREOF, the undersigned has executed this Covid Policy on the 6
day of April, 2021.

**HIDDEN TRAILS COMMUNITY
ASSOCIATION, INC.**, a Texas nonprofit
corporation

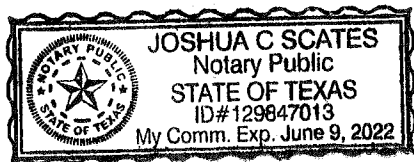
By: [Signature]
Printed Name: Richard Mott
Title: PRESIDENT

THE STATE OF TEXAS §
 §
COUNTY OF Bexar §

This instrument was acknowledged before me on the 6th day of April,
2021 by Richard Mott, the President of the Hidden Trails Community Association,
Inc., a Texas nonprofit corporation, on behalf of said non-profit corporation.

(SEAL)

[Signature]
Notary Public Signature



ACKNOWLEDGED AND AGREED:

DECLARANT:

**LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.,
a Texas limited partnership**

By: U.S. Home Corporation, a Delaware corporation,
its general partner

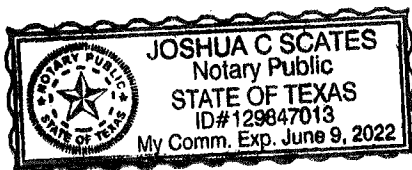
By: [Signature]
Printed Name: Jones Holcomb
Title: Agent

THE STATE OF Texas §
COUNTY OF Bexar §

This instrument was acknowledged before me on this 6th day of April,
2021, by Jones Holcomb, Agent of U.S. Home
Corporation, a Delaware corporation, general partner of Lennar Homes of Texas Land and
Construction, LTD., a Texas limited partnership, on behalf of said entities.

(seal)

[Signature]
Notary Public, State of Texas



HIDDEN TRAILS

AMENDED AND RESTATED COVID-19 POLICY – AMENITIES

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GENERAL RULES

1. **Applicability of COVID-19 Rules.** The Association's **COVID-19 POLICY – AMENITIES** rules (the "COVID-19 Rules") apply to the use of all property owned, managed, or controlled by the Association, including any common area property, amenities, or recreational facilities (the "Community Facilities"). In the event of a conflict with any existing rule, the COVID-19 Rules shall prevail.
2. **Use of Community Facilities –** Entry upon or use of Community Facilities is at the user's own risk. The Association reserves the right to require users to acknowledge these rules in writing. Users may be required to execute a release and waiver agreement in a form acceptable to the Association prior to being granted access to any Community Facilities. Any rental of the Community Facilities may be subject to additional fees, as determined by the Board of Directors from time to time, for enhanced cleaning and sanitation due to the spread of infectious diseases, viruses, illnesses, or as otherwise determined by the Board of Directors.
3. **COVID-19 Orders, Rules, and Guidance.** Users are advised that certain orders, rules, and guidance provided by governmental agencies and the Centers for Disease Control ("CDC") provide recommendations and mandatory rules that require, among other things: (1) social distancing; (2) occupancy limits; (3) cleaning and disinfection; (4) restricted entry of facilities by persons who have COVID-19 symptoms or have been diagnosed with COVID-19; and (5) other requirements specific to certain activities or facilities ("Regulatory Requirements").
4. **User Compliance.** Users must comply with all Regulatory Requirements, the COVID-19 Rules, and all other applicable rules and policies while using any Community Facilities. Owners are responsible for enforcing compliance by guests, if guest access is permitted, during any period of use of the Community Facilities. Users may be responsible for cleaning and disinfecting equipment and surfaces before and after any period of use. Users must review and understand the current community rules for use before entering any Community Facilities.
5. **User Assumption of Risk.** It is understood that the Community Facilities are to be used on an 'as is' basis, without warranty, and without any representation by the Association as to the suitability of the premises for the intended use. The Association discloses that the CDC has provided the following guidance: "It may be possible that a person can get COVID-19 by touching a surface or object that has the virus on it and then touching their own mouth, nose, or possibly their eyes. This is not thought to be the main way the virus spreads, but we are still learning more about this virus." Users are further advised that the CDC recommends that high-touch surfaces be cleaned and disinfected regularly, but it is impracticable for the Association to clean and disinfect high-touch surfaces or equipment after each user for its facilities. Given the possibility of contamination that is undetectable, users assume any risk associated with possible COVID-19 transmission or contamination and release and hold harmless the Association, and its agents, employees, managers, directors, officers, and representatives, from any and all claims, causes of action, injury or illness, including infection due to COVID-19, arising out of or relating in any way to use of Community Facilities. Access rights, as described herein, are only provided based on the understanding that user agrees to the terms herein and, therefore, access rights are provided in exchange for this user release.

6. **Social Distancing and Face Covering.** No person exhibiting a fever, or any symptoms associated with COVID-19 per the CDC (see <https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/symptoms.html>), or those confirmed to have COVID-19 shall enter the Community Facilities. Users should maintain, at a minimum, the current CDC recommended safe distance from other users at all times while present at any Community Facilities, unless they are members of the same household (see <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/social-distancing.html>). If it is not feasible to maintain the current CDC recommended safe distance from users not within your household, then users shall be required to wear a face covering that covers the users' nose and mouth, unless otherwise provided by the Board of Directors while present at any Community Facilities. Community Facilities are inaccessible and off limits to anyone in a period of quarantine or mandatory isolation.

POOL RULES

Applicability of COVID-19 Rules. The Association's COVID-19 POLICY – AMENITIES rules (the "COVID-19 Rules") apply to the use of all Community Facilities. In the event of a conflict with any existing rule, the COVID-19 Rules shall prevail. The COVID-19 Rules [General Rules] also apply to community pool facilities.

Individual(s) who are reported to be or are found to be in violation of any of the following pool rules may immediately be asked to leave the pool facilities, and pool privileges may be suspended indefinitely at the Board's discretion.

USE OF THE POOL IS AT YOUR DISCRETION. PLEASE USE CAUTION. SWIM AT YOUR OWN RISK.

Occupancy may be limited to a designated percentage of the normal operating limits as mandated by the applicable governmental authority, or such lesser level as specified by the Board of Directors and posted on signs at the pool area. The Association's representatives or monitors have absolute authority and discretion to require users to leave the pool area or other Community Facilities. Users who are told to leave must immediately depart the premises.

Social Distancing must be observed as recommended by the CDC. Please maintain, at a minimum, the current CDC recommended safe distance from all individuals not within your household (see <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/social-distancing.html>). If it is not feasible to maintain the current CDC recommended safe distance from individuals not within your household, then individuals shall be required to wear a face covering that covers the users' nose and mouth, unless otherwise provided by the Board of Directors. Face coverings are not required while a user is actively swimming.

Pool access may be further restricted by the Association's policies.

No person exhibiting a fever, or any symptoms associated with COVID-19 per CDC's Guidelines (see <https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/symptoms.html>), or those confirmed to have COVID-19 shall enter the Pool Area or make a reservation. No member of a household of a person exhibiting COVID-19 symptoms or of one confirmed to have COVID-19 may enter the pool area.

Out of consideration for other members of the community, swimmers are encouraged to wash their hands before entering the pool area, touching the gate, pool rails, and before and after using the bathroom.

Please shower at home before traveling to the pool facilities. ALL SHOWERS MAY BE CLOSED IN ACCORDANCE WITH REGULATORY REQUIREMENTS.

Food consumption is not permitted in the pool area at this time.

Users are advised that the Association may remove all pool furniture or equipment. Any furniture or equipment must be sanitized by user before and after use.

All users must observe the signs posted while in the pool area.

SPLASHPADS MAY BE CLOSED IN ACCORDANCE WITH REGULATORY REQUIREMENTS.

FITNESS CENTER RULES

Applicability of COVID-19 Rules. The Association's COVID-19 POLICY – AMENITIES rules (the "COVID-19 Rules") apply to the use of all Community Facilities. In the event of a conflict with any existing rule, the COVID-19 Rules shall prevail. The COVID-19 Rules [General Rules] also apply to all fitness facilities, including but not limited to, the fitness center, gym facilities and aerobics studio.

Individual(s) who are reported to be or are found to be in violation of any of these following rules may immediately be asked to leave the fitness facilities, and access privileges may be suspended indefinitely at the Board's discretion.

USE OF THE FACILITIES IS AT YOUR DISCRETION. PLEASE USE CAUTION. USE AT YOUR OWN RISK.

Occupancy may be limited to a designated percentage of the total listed occupancy of the exercise facility as mandated by the applicable governmental authority, or such lesser level as specified by the Board of Directors and posted on signs at the exercise facility (staff members are exempt from this calculation).

Face coverings must be worn at all times while exercising in any indoor area or facility, unless otherwise provided by the Board of Directors.

Users must disinfect any equipment before and after use, including exercise machines and weights, and equipment brought by the user must be disinfected before and after use (e.g., yoga mats).

Social Distancing must be observed as recommended by the CDC. Please maintain, at a minimum, the current CDC recommended safe distance from all individuals not within your household (see <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/social-distancing.html>). If it is not feasible to maintain the current CDC recommended safe distance from individuals not within your household, then individuals shall be required to wear a face covering that covers the users' nose and mouth, unless otherwise provided by the Board of Directors.

Restrooms are open; however, showers and locker room areas may be prohibited from opening at this time.

The Association's representatives have absolute authority and discretion to require users to leave Community Facilities. Users who are told to leave must immediately depart the premises.

Equipment should be spaced to allow, at a minimum, the current CDC recommended safe distance between patrons; however, users are responsible for maintaining such space at all times. If equipment is too close to allow for proper separation, users should alternate use of the equipment to maintain a minimum safe distance.

Equipment cleaning products will be provided; however, users are responsible for cleaning and disinfecting any touch surfaces. If no supplies are available, users should not use the facilities.

Fitness facilities access may be further restricted by the Association's policies.

No person exhibiting a fever, or any symptoms associated with COVID-19 per CDC's Guidelines (see <https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/symptoms.html>), or those confirmed to have COVID-19 shall enter the fitness facilities. No member of a household of a person exhibiting COVID-19 symptoms or of one confirmed to have COVID-19 may enter the fitness facilities.

OUTDOOR FACILITY RULES

Applicability of COVID-19 Rules. The Association's COVID-19 POLICY – AMENITIES rules (the "COVID-19 Rules") apply to the use of all Community Facilities. In the event of a conflict with any existing rule, the COVID-19 Rules shall prevail. The COVID-19 Rules [General Rules] also apply to outdoor facilities.

Individual(s) who are reported to be or are found to be in violation of any of these following rules may immediately be asked to discontinue use of outdoor facilities, and access privileges may be suspended indefinitely at the Board's discretion.

USE OF THE FACILITIES IS AT YOUR DISCRETION. PLEASE USE CAUTION. USE AT YOUR OWN RISK.

NO USE OF THE PLAYGROUND, PARKS OR TRAILS IS PERMITTED IF THE REGULATORY REQUIREMENTS DO NOT PERMIT SUCH USE – USERS ARE REQUIRED TO REMAIN INFORMED OF ALL APPLICABLE REGULATORY REQUIREMENTS.

Users must disinfect any equipment and surfaces before and after use, including bars, handles of any type, benches and all other equipment and surfaces touched by the user.

Social Distancing must be observed as recommended by the CDC. Please maintain, at a minimum, the current CDC recommended safe distance from all individuals not within your household (see <https://www.cdc.gov/coronavirus/2019-ncov/prevent-getting-sick/social-distancing.html>). If it is not feasible to maintain the current CDC recommended safe distance from individuals not within your household, then individuals shall be required to wear a face covering that covers the users' nose and mouth, unless otherwise provided by the Board of Directors.

The Association's representatives have absolute authority and discretion to require users to leave the outdoor facilities. Users who are told to leave must immediately depart the area.

No person exhibiting a fever, or any symptoms associated with COVID-19 per CDC's Guidelines (see <https://www.cdc.gov/coronavirus/2019-ncov/symptoms-testing/symptoms.html>), or those confirmed to have COVID-19 shall use outdoor facilities. No member of a household of a person exhibiting COVID-19 symptoms or of one confirmed to have COVID-19 may use the outdoor facilities.

IN ADDITION TO THE FOREGOING, THE FOLLOWING RULES AND GUIDELINES APPLY:

Sports Courts

For any sports court including, without limitation, tennis courts, basketball courts, volleyball courts, and pickleball courts, no more than four (4) players shall participate at any given time.

There may be no physical contact between the players.

Playscapes

Users must disinfect any equipment before and after use, including surfaces touched by the user.

Children must be actively monitored and parents/guardians are responsible for ensuring compliance.

IN ADDITION TO THE ABOVE, THE CDC PROVIDES THE FOLLOWING RECOMMENDATIONS.

- Carefully consider use of playgrounds, and help children follow guidelines.
- Don't visit crowded playgrounds.
- Wash your hands often and don't share items with people you don't live with.
- In communities where there is ongoing spread of COVID-19, playgrounds can be hard to keep safe because:
 - They are often crowded and could make social distancing difficult;
 - It can be difficult to keep surfaces clean and disinfected;
 - SARS-CoV-2, the virus that causes COVID-19, can spread when young children touch contaminated objects, and then touch their eyes, nose, or mouth.
- If you choose to visit a playground:
 - Maintain, at a minimum, the current CDC recommended safe distance from people you don't live with.
 - Wash hands with soap and water for at least 20 seconds.
- Adults and older children who can safely use hand sanitizer: Use hand sanitizer that contains at least 60% alcohol and rub hands together until dry, if soap and water are not readily available.
- The CDC recommends that playground users wear masks.

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