



Savannah

AMENITIES RULES



Welcome Home to Savannah!

An impressive community that's full of style – and luxurious amenities. The 20,000-square-foot clubhouse features a ballroom, library, kitchen, café, weight room, sauna, conference room, and more. For outside enjoyment, this 2,500 home community has baseball, basketball and multiple soccer fields, lakes, pools, a spray park, and play structures. Four tennis courts, miles of walking trails, sand volleyball and more await you in Savannah. This country club offers all the fun and amenities anyone could hope for.

This 636-acre master-planned community was carefully created with beautiful streetscapes, extensive landscaping new home designs created exclusively for Savannah, and recreational features more extensive than the finest resorts. It is everything you've aspired to and so much more.

A Waterpark You Won't Believe

The private water park, designed for all ages, includes a Jr. Olympic swimming pool with 25-meter racing lanes. 16'- and 25'-tall open-air slides that are 200' long exit into a separate pool that cascades three feet to the main pool. A separate adult pool features a romantic waterfall, an 11' deep end.

An amazing rock grotto and a 15'-tall rock waterfall tumbling into the lake and pool add to the ambiance. The spray park, beach entry kids' pool with tanning island, separate covered sand beach and bath house complete the features. There's no better place to have a party than our pool pavilions.

Paddle Boats

The Savannah paddle boats, "Donald", and "Pelli" are available for your enjoyment during the Pool Season (subject to the availability of staff). These boats are fun for all ages! Please call ahead to confirm availability. You will need to sign a liability form, so please bring a photo ID with your Savannah address on it.

More Features:

- Junior Olympic swimming pool with racing lanes
- Separate adult pool
- 16' & 25' tall open-air inner tube slides
- Separate waterslide pool cascades three feet to main pool
- 15' tall rock waterfall in surrounding lake
- Rock grotto in pool
- Water spray park
- Beach entry kiddie pool with island
- Covered play area
- Bath house



Fitness Center

- Marble locker rooms with saunas
- Complete weight room
- Cardio room with treadmills, elliptical trainers, and bikes
- Huge balconies over great room and patio
- Exercise room with floor-to-ceiling windows

Outdoor Recreation

- **Baseball/Softball Field** - Savannah's baseball/softball field is located on Magnolia Boulevard adjacent to the playground facilities. The facilities include player benches, backstop, bases, and picnic tables for spectators to enjoy the game.
- **Basketball & Party Pavilion** - The covered Basketball Pavilion is fully operational and available for those 3- on-3 pickup games or full court 5-on-5s. The full-size court is covered and lighted so that play can continue in the evenings. This multi-use facility will also be used as a Party Pavilion for large community functions.
- **Play Structures and Picnic Areas** - Playground equipment and numerous picnic areas have been placed throughout the neighborhood to provide lots of opportunity for fun and family time.
- **Soccer Fields** - Savannah offers an irrigated, landscaped, regulation soccer field. Located adjacent to the baseball field on Magnolia Boulevard, the soccer field may be used for league games or just a friendly pick up.
- **Sand Volleyball Court** - Whether you're into league play or a little two-on-two the sand volleyball court will offer a great opportunity to dive for a save or dig out a spike without scraping your knees.
- **Tennis Complex** - Savannah's tennis complex is located on the corner of Dogwood Trails and Magnolia Boulevard. It features four courts that are regulation size, fully lighted and protected by windscreens to enhance your playing enjoyment. All lights are on a timer system for nighttime play. Residents can reserve a court to ensure use of the facility at a specified time.
- 5 Fishing lakes
- Walking trails
- Play structures and picnic areas
- 3 Dog parks



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POLICIES

Introduction

The safety and enjoyment of the owners and their guests are of primary concern in the operation of the common areas. Owners and guests are required to show courtesy and consideration for others at all times with regard to use of the common areas and cooperate with the Association in its daily management of the common areas.

A. Homeowner Code of Conduct Policy

To ensure the tranquility of the community and the enjoyable use of the common areas and facilities therein, the owners and their guests shall abide by the following at all times:

1. Owners and their guests shall adhere to all rules and regulations of the Association pertaining to usage of amenities.
2. Owners and their guests shall be courteous and respectful to others at all times.
3. Owners are responsible for the conduct of their guests and their renters.
4. Owners and their guests shall refrain from any and all activity that may jeopardize or interfere with the rights and privileges of other owners and their guests except in cases of emergency, or when maintenance is being performed.
5. Owners and their guests shall refrain from profane, indecent, and/or abusive language or actions. Physical or verbal abuse directed at any person is forbidden.
6. Owners and their guests shall refrain from conduct which causes unsafe conditions within the community.
7. Owners and their guests shall not interfere with the work of persons contracted to conduct work on behalf of the Association.
8. All residents must have their access badge on their person to use the common areas and facilities within the community. Anyone without a valid amenities badge is subject to criminal trespass under Texas Penal Code 30.05 Criminal Trespass.
9. No person shall harass or accost any other person on property owned by the Association.
10. Owners and guests are prohibited from profiting financially from their membership or invitation by charging guests for use of property owned by the Association.
11. Alcohol is prohibited on property owned by the Association without prior approval by the Board of Directors and;
 - All persons are prohibited from using Association common areas while intoxicated.
 - All persons under legal drinking age are prohibited from consuming alcohol on common area property.
 - All persons are prohibited from giving alcoholic beverages to any person under legal drinking age for consumption at an Association sponsored event.



12. Illegal drugs are prohibited on property owned by the Association.
13. It is unlawful for a person to carry a weapon on this premise unless the weapon is a handgun and the person is licensed under subchapter H, chapter 411 of the government code.
14. Owners and their guests may be held responsible for any intentional damage to property owned by the Association.
15. Savannah Community Association assumes no responsibility for the loss, theft or damage to personal property items while using any of the common areas and / or facilities.
16. Savannah Community Association assumes no responsibility for any personal injuries to anyone resulting from the use of any of the common areas and/or facilities.
17. The use of any or all Savannah common areas and facilities may be revoked by the Board of Directors at any time due to violations of this policy.
18. In Case of Emergency Call 9-1-1.
19. All Savannah amenities, with the exception of the swimming pools, are unstaffed. Community members and their guest use these amenities at their own risk.

B. General Guests Policy

Residents are permitted to bring guests to many of our wonderful amenities. Each amenity will have a different limit to the number of guests allowed. Residents remain responsible for the actions of their guests - at all times - and will ensure that all guests follow the Association's rules. Guests will remain with the resident host at all times. The definition of "guest" will include any third party or parties whom any member or resident allows into a secured area by opening a door or otherwise allowing them in without going through amenity badge check. Any damage occurring from use or misuse of amenity by a guest will be charged back to the member host and could result in that member's suspension of amenity access. Guests can be asked to leave at any time due to behavior or issues with capacity. Owners and guests are prohibited from profiting financially from their membership or invitation by charging guests for use of property owned by the Association.

C. Use of Public Land Policy

When using any public park or land that the Association has oversight of and/or maintains for any governmental authority, owners agree to obtain appropriate permits, abide by rules and regulations established for usage, and coordinate use of such land with the Association for any planned event that might affect the safety and well-being of owners or guests.



D. General Alcohol Policy

In an effort to take precaution to reduce liability from any issues that may result in a resident or guest becoming intoxicated at an Association event, the following Policy is adopted:

1. Any event involving alcoholic beverages will be marked as legal age only and identification may be required.
2. Residents will surrender any alcohol to be consumed on common area to a licensed TABC certified bartender. The Association may purchase alcohol and serve it as long as it is being provided on a complimentary basis and served by a TABC certified bartender.
3. Bartenders will number the residents' alcoholic beverages, including beer, and will place that number on the resident's wristband.
4. Bartender will serve and/or mix drinks for each resident from the beverage cooler that corresponds to the number on their wristband.
5. A security officer is required to be present at any event that involves alcoholic beverages.
6. Each event will require one (1) bartender and one (1) security officer for every 100 people in attendance.
7. The Association may choose to deviate from this Policy at any time, but such deviation will require Board approval.

E. Event Food Service Policy

In an effort to take precaution to reduce liability from any issues that may result in a resident or guest becoming ill from food served at an Association event, the following Policy is adopted:

1. [OPTION 1 – CATERED BY A LICENSED PROFESSIONAL] This would be the preferred option and would result in the least amount of liability on the Association but may not always be within the committee's budget. Association events must be catered by a licensed professional.
2. [OPTION 2 – TAKE OUT FROM A RESTAURANT, DELI, GROCERY STORE] For example this would be deli trays, desserts, precooked items, etc. that would be prepared and packaged in a licensed kitchen, grocery, etc. and either delivered or picked up by Association staff. Association events may serve prepared foods from a restaurant, deli, or grocery store.

F. Enforcement

Non-compliance by an owner or guest may result in a [A] fine or [B] suspension of the use of common area. [will depend on authority in Association governing documents]



CLUBHOUSE RULES

IN CASE OF EMERGENCY CALL 911

Please adhere to the following rules when entering the Clubhouse:

- Cover-ups/shirts must be worn at all times.
- Wet swimwear is not allowed inside the Savannah Clubhouse.
- Shoes must be worn at all times.
- Children under 12 must be accompanied by an adult, 18 or over.
- Please do not run inside the Clubhouse.
- Noise level should be kept to a minimum.
- Please request assistance from an HOA Staff Member, when using the Theatre.
- Savannah Community Association assumes no responsibility for the loss, theft or damage to personal property items left in the clubhouse.
- Savannah Community Association assumes no responsibility for any personal injuries to anyone resulting from the use of the clubhouse.

ACCESS CARDS

Homeowners may pick up access cards in the Clubhouse during normal operating hours. Be prepared to update your information for the HOA system.

- Make sure everyone in your household 13 and over has an access card; everyone 12 and under is identified on parent's card before attempting to enter the pool area.
- Anyone without a valid access card will need to be accompanied by a homeowner and use a guest pass. There will be no exceptions to this rule. **The entrance gate staff does not have guest passes for sale.** Seasonal Guest passes must be purchased with a check or credit card in the HOA Office. *If you are a renter, please adhere to the rental rules and completed rental registration.*
- Valid access cards should contain a current photo of all members of your household on the reverse for identification purposes.

If your 24-hour access card needs to be replaced because it is lost, stolen, or missing, please contact the HOA office at 972-346-3020. ***There is a fee associated with an access card replacement.***

FAILURE TO ADHERE TO GUIDELINES MAY RESULT IN DISCONTINUED PRIVILEGES



FITNESS CENTER RULES

IN CASE OF EMERGENCY CALL 911

WARNING: SAVANNAH FITNESS CENTER IS NOT STAFFED.

WORK OUT AT YOUR OWN RISK

Please adhere to the following rules when entering the Fitness Center:

No person may be near a piece of gym equipment without either being a competent operator of that piece of gym equipment or being under the constant supervision of a competent operator of that piece of equipment.

A competent operator is a person who can both use the piece of equipment safely for its intended purpose and can proficiently make adjustments to the piece of equipment to match the person's skill and strength level.

All persons operating a piece of gym equipment shall comply with any and all manufacturer's requirements for said equipment.

Persons violating these rules may be asked to leave the gym facilities. Any person repeatedly found to be in violation of these rules may have their access to the amenities suspended

- Fitness Center is not a safe environment for small children.
- Guests must be accompanied by a resident. Residents are limited to 3 guests per day.
- All residents **MUST** have their access badges to use the gym. Individuals allowing guests in without access badges will be held responsible for the unauthorized person's actions and may lose their access privileges.
- No one under 15 years of age will be allowed in the fitness center without adult supervision.
- No one under 18 allowed in the Fitness Center before 9:00 a.m. or after 6:00 p.m. daily without adult supervision.
- No running or rough play.
- Proper attire should be worn at all times (i.e., athletic shoes, shirts and shorts)
- Weights should be lifted in a slow, controlled manner.
- Please return dumbbells to their appropriate slots.
- Wipe vinyl surfaces after each use.
- Please limit time to 30 minutes on cardiovascular equipment during peak hours.
- No eating or smoking will be permitted in fitness center.
- No glass containers.
- No abusive language, loud music, or excessive noise. Earbuds required for individual listening.
- Alcoholic beverages may not be brought into or consumed in the Fitness Center, Locker Rooms, Hot Tub, or Cool Down Area.



- Savannah Community Association assumes no responsibility for the loss, theft or damage to personal property items left in the fitness center area.
- Savannah Community Association assumes no responsibility for any personal injuries to anyone resulting from the use of the fitness center equipment.
- Facilities may be monitored using video cameras. Any vandalism to any community property will result in fines and a suspension of use privileges.

If your 24-hour access card needs to be replaced because it is lost, stolen, or missing, please contact the HOA office at 972-346-3020. ***There is a fee associated with an access card replacement.***

FAILURE TO ADHERE TO GUIDELINES MAY RESULT IN DISCONTINUED PRIVILEGES



HOT TUB/SAUNA RULES

WARNING: SAVANNAH SPORTS COMPLEX AREA IS NOT STAFFED. USE AT YOUR OWN RISK.

IN CASE OF EMERGENCY CALL 911

Please adhere to the following rules when entering the Hot Tub/Sauna:

- The code to the hot tub is managed by HOA staff. **Do not share with other patrons.**
- Residents 18 years and older may use the hot tub.
- No glass containers at any time in the hot tub area.
- Adults should not use the hot tub/sauna alone.
- Hot tub/sauna should only be used for a maximum of thirty minutes per visit.
- No eating, drinking, or smoking while in the hot tub/sauna area.
- No running or rough play.
- No diving.
- No abusive language, loud music, or excessive noise.
- No rafts or large flotation devices are allowed.
- Swim wear must be worn – no cut-offs, street-clothes, or nudity.
- Swimmers must shower before entering the hot tub/sauna.
- No animals allowed in the pool, hot tub, or enclosed areas. Service animals are excluded from this rule.
- Alcoholic beverages may not be brought into or consumed in the Hot Tub.
- Guests must be accompanied by a resident. Residents are limited to 3 guests only and all must be over 18.
- All residents **MUST** have their access badges to use the Hot Tub/Sauna. Individuals allowing guests in without access badges will be held responsible for the unauthorized person's actions and may lose their access privileges.
- Savannah Community Association assumes no responsibility for the loss, theft or damage to personal property items left in the hot tub/sauna area.
- Savannah Community Association assumes no responsibility for any personal injuries to anyone resulting from the use of the hot tub/sauna.

If your 24-hour access card needs to be replaced because it is lost, stolen, or missing, please contact the HOA office at 972-346-3020. ***There is a fee associated with an access card replacement.***

FAILURE TO ADHERE TO GUIDELINES MAY RESULT IN DISCONTINUED PRIVILEGES



SAVANNAH SWIM FACILITIES GUESTS POLICY

IN CASE OF EMERGENCY CALL 911 OBEY

LIFEGUARDS AT ALL TIMES

Please adhere to the following rules for guest access

- Owners remain responsible for any damage or issues caused by their guests and could lose pool privileges as a result of their guest's infractions.
- Each Savannah household receives one free guest pass for each swim season. Only the current season's pass is valid.
- Guests include anyone outside of your immediate family who does not permanently reside in your residence. For example: Grandparents, cousins, etc.
- Each guest pass allows for 30 guest visits per year.
- Limit of 5 guests per day per household for any of the pool facilities. Does not include pool pavilion rentals.
- Additional guest passes can be purchased at the HOA office each season with either a check or credit card. No cash may be accepted.
- All swim pool facilities rules apply to guests.



SAVANNAH SWIM FACILITIES RULES

IN CASE OF EMERGENCY CALL 911 OBEY LIFEGUARDS AT ALL TIMES

Please adhere to the following rules and guidelines when entering any pool facility:

- Lifeguards are onsite for specific pool facilities features, to ensure these features are being utilized appropriately and to ensure safety of the bathers. Homeowners and guests should listen to and obey all directions provided by the lifeguards. Failure to comply may result in up to and including permanent suspension of privileges. Additionally, even when lifeguards are present homeowners and guests acknowledge use of the pool facilities is an at-risk activity.
- Pools are available to Savannah Homeowners. (**See Guest Policy**)
- Fecal contamination prevention requires incontinent persons to wear swim diapers covered by an extra layer of protection, i.e. Neoprene diaper cover, and will need to be seen by pool attendant.
- Appropriate swimming attire must be worn – NOT permitted are cut-offs, street clothes, thong bathing suits, and Speedos.
- Swimmers must shower before entering pools.
- No glass containers are allowed in pool facilities at any time. Coolers will be inspected.
- Alcoholic beverages may NOT be brought into or consumed in any of Savannah's pool facilities.
- No eating or drinking while in the pool water or on the side of the pool.
- Smoking and e-cigarettes are permitted only in designated areas – violators will be liable any damage.
- At established intervals, ALL swimmers must exit pool for a 10-minute safety break.
- No running or rough play is allowed inside pool facilities.
- No abusive language, loud music or excessive noise is allowed inside pool facilities.
- Keep off rocks and out of the landscape beds inside the pool facilities.
- No animals, bikes, skateboards or scooters are allowed inside the pool enclosures. Service animals are excluded from this rule.
- No riding of hoverboards inside pool enclosures
- Wet swimwear is not allowed inside the Savannah Clubhouse.
- Savannah Community Association assumes no responsibility for the loss, theft, or damage to any personal property or items left in the pool facilities. The Lost and Found will be emptied at the end of each month.
- Savannah Community Association assumes no responsibility for any personal injury to anyone resulting from the use of the pool facilities.

If your 24-hour access card needs to be replaced because it is lost, stolen, or missing, please contact the HOA office at 972-346-3020. ***There is a fee associated with an access card replacement.***

FAILURE TO ADHERE TO GUIDELINES MAY RESULT IN DISCONTINUED PRIVILEGES



SAVANNAH WATER SLIDE RULES
IN CASES OF EMERGENCY CALL
911 OBEY LIFEGUARDS AT ALL
TIMES

Please adhere to the following rules when entering the Water Slide area:

- Lifeguards are onsite for specific pool facilities features, to ensure these features are being utilized appropriately and to ensure safety of the bathers. Homeowners and guests should listen to and obey all direction provided by the lifeguards. Failure to comply may result in up to and including permanent suspension of privileges. Additionally, when lifeguards are present homeowners and guests acknowledge use of the pool facilities is an at-risk activity.
- Slides are ONLY open when lifeguards are present and will be closed at all other times.
- Riders must be in good physical condition and free from any physical limitations to participate. Pregnant women, persons with, or having a history of heart, back, neck or joint problems should NOT ride.
- Do not enter the slide/ride until the lifeguard says you may do so. Start yourself down the launch ramp only after the lifeguard signals you.
- No standing/surfing, horseplay, kneeling/surfing, spinning or aggressive stunts.
- One person only down the slide at a time, no human chains.
- For safety reasons swimmers must be at least 48” tall to ride the slides or pass a swim test administered by the lifeguards.
- Riders may not be ‘caught’ at the end of the slides.
- No free swimming in the slide pool area. Riders must exit the area quickly.
- Mats allowed in the waterslide area only.

FAILURE TO ADHERE TO GUIDELINES MAY RESULT IN DISCONTINUED PRIVILEGES



SAVANNAH POOL FACILITIES PERMITTED TOYS/GAMES

There will be a badge check-out for all games for pool area.

Please utilize the following guidelines related to pool toys:

- Only Coast Guard approved life vests are recommended.
 - Arm floaties and baby floats are allowed. Guardian or parent should remain within arm's reach.
- Only appropriate toys (see pictures below) will be allowed in the pool facilities
- **No** rafts or other flotation devices are permitted.
 - EXCEPTIONS are made in the adult pool **only**. Moderate in size, flat floaties/ rafts are permissible.
- Beach toys are **only** permitted in the sandbox (shovel, bucket, etc.).
- **No** water guns over 24" are permitted. Nerf Guns are **not** allowed.

ALLOWED TOYS

NOT ALLOWED



Life Vest



Infant Floatie



Beach Balls



Noodles



Dive Rings



Kick Boards



Goggles



Mask & Snorkel



Float Suit



Water Wings



Swim Trainer Tube



Water Guns
(less than 24")



Water Balloons



ANY Nerf Equipment



Large Floaties
(See exception for small floaties in Adult Pool ONLY!)



Torpedoes



Boogie Boards



Fins



Inner Tubes



Splash Balls



Sports Balls
or Equipment



SPORTS COMPLEX AREA RULES

(Includes Tennis Courts, Basketball Courts, Volleyball Court and adjacent parking area)

WARNING: SAVANNAH SPORTS COMPLEX AREA IS NOT STAFFED.

USE AT YOUR OWN RISK.

IN CASE OF EMERGENCY CALL 911

Please adhere to the following rules when entering the Basketball/Sports Pavilion:

- No glass containers.
- No hanging from the hoops.
- No abusive language, loud music, or excessive noise.
- No climbing on the Sports Complex perimeter fencing, water fountains or tennis court netting.
- No animals allowed in the court area. Service animals are excluded from this rule.
- Alcoholic beverages may not be brought into or consumed in the Sports Complex Area.
- No one under 13 years of age is permitted in the area without an adult 18 years or older
- Children must be supervised by an adult at all times
- No glass containers on the court or enclosed areas
- No skating, biking, skateboarding, or scooters allowed on courts.
- Alcoholic beverages may not be brought into or consumed in the Sports Complex Area.
- If people are waiting to play, please be courteous and limit play time to 45 minutes.
- All guests must be accompanied by a resident. Residents are limited to 3 guests per day.
- All residents **MUST** have their access badges to use the sports complex. Individuals allowing guests in without access badges will be held responsible for the unauthorized person's actions.
- Savannah Community Association assumes no responsibility for the loss, theft or damage to personal property items left in the sports complex area.
- Savannah Community Association assumes no responsibility for any personal injuries to anyone resulting from the use of the sports complex area.

FAILURE TO ADHERE TO GUIDELINES MAY RESULT IN DISCONTINUED PRIVILEGES



FISHING PONDS

- Fishing in community ponds is open to residents and their guests only.
- Residents must have their Amenities Badge on their person.
- All fishing in community ponds is to be catch and release fishing only so as to not deplete the stock of fish.
- From time to time, the Association will announce catch and keep fishing. Unless noticed or posted, all fishing is catch and release.
- Any violation of this policy will result in loss of amenity privileges or monetary damages to replenish stock of fish.

MOTORIZED VEHICLES

- Motorized vehicles, including golf carts or ATVs may not be used in any community park or unpaved surface without Board approval.
- Motorized vehicles are not permitted on community jogging trails.

KAYAKING RULES

- Kayaking by members is ONLY permitted in Savannah Lake (by clubhouse) or in Wisteria lake.
- Residents must wear life jackets and proper equipment.

FAILURE TO ADHERE TO GUIDELINES MAY RESULT IN DISCONTINUED PRIVILEGES