

TOWN CENTER HOMEOWNERS ASSOCIATION I, INC.

Beachtown Community Foundation Corp. (BCFC), per its Declaration, doesn't own or operate any swimming pool or other recreational facilities. The swimming pool at the Town Center is owned by Town Center Homeowners Association I, Inc., and is made available by Beachtown Realty to the homeowners of Beachtown Community Foundation based on availability and on a first come, first serve basis as well as homeowner's guests (vacation rentals) directly managed by Beachtown Realty. Please find the 2026 swimming pool dues listed below for access to the pool. POOL PASSES WILL BE VALID THROUGH MAY 1, 2027.

The amount of the Pool Member User Fee is as follows:

<u>Property Type</u>	<u>Yearly User Fee</u>
Townhome	\$600.00
Single-Family (2 lots)	\$700.00
Single-Family (3 or more lots)	\$800.00

Members of BCFC desiring their tenants with lease terms of three (3) months or more (such terms must be verified by Town Center Homeowners Association I, Inc., and must not be cancellable or subject to termination by the tenants for at least three [3] months) may use the same pass during their residency. The use of the swimming pool is limited only to the owners of the property or the tenants with a lease term of a minimum of (3) months which may not be assigned. Violations will result in **cancellation** of the pool pass **without refund** and without the right to renew the pool pass.

For Beachtown Realty Vacation Rentals, the property owner must pay an annual Rental Owner User Fee and the vacation renter must pay a Weekly Renter Fee (the "Weekly Renter Fee ") as follows:

<u>Property Type</u>	<u>Yearly User Fee</u>	<u>Property Type</u>	<u>Weekly Renter Fee</u>
Townhome	\$300.00	Townhome	\$100.00
Single-Family (2 lots)	\$350.00	Single-Family (2 lots)	\$150.00
Single-Family (3+ lots)	\$400.00	Single-Family (3+ lots)	\$200.00

In the event the property owner of a Beachtown Realty Vacation Rental home would like to access the pool for personal use, property owner shall pay an annual Pool Member User Fee rather than a Rental Owner User Fee.

Please make checks payable to: **TOWN CENTER HOMEOWNERS ASSOCIATION I, INC.**

You may stop by the Beachtown Realty office (630 Beachtown Drive) to deliver payment or mail payment to:

TOWN CENTER HOMEOWNERS ASSOCIATION I, INC.
PO BOX 980114
HOUSTON, TX 77098

Town Center Homeowners Association I, Inc. must be in receipt of the annual user fee and a signed Pool Rules Agreement prior to pool access cards being issued. Pool access cards can be picked up Thursday through Monday at the Beachtown Realty office Please contact Beachtown Realty if you have any questions: 409-762-2222