



WELCOME TO THE FIELDS FAMILY

We are excited to welcome you to our community! As a homeowner in the Brookside at Fields Residential Association, you are automatically a member of the HOA. This means you have access to all of our amenities and benefits, which are not available to non-members.

To help you get started, we will provide you with a flash drive containing important community documents. You can also find these documents, up-to-date FAQs, a link to the “Resident Portal,” and more on our community website at <https://www.brooksideatfields.com>.

Please review this information carefully, as it is essential to your homeownership experience. We are here to help you in any way we can, so please do not hesitate to contact us if you have any questions.

We have also included on your flash drive:

- Brookside’s Information Sheet
- Highlights of the Design Guidelines and Rules & Regulations
- DRC Modification Request form
- Pool and Amenity Rules
- FAQs
- Mailbox Key and Amenity Access Acknowledgement Form
- Resident Portal Registration Instructions

After you close on your home, please schedule an appointment with anthoney.martinez@fsresidential.com to pick up your mailbox keys, learn about your HOA, and set up your amenity access credential. The office located in the Brookside Amenity Center at 13800 Nicollet Drive, Frisco, TX 75033, is planned to open in Spring 2024! In the meantime, please schedule an appointment to complete your New Homeowner Orientation and receive your mailbox keys.

If you have questions or concerns regarding your HOA, please contact me directly at 817-602-7301. You can also contact our Customer Care Center, 24 hours a day, for direct assistance and after-hours property emergencies at 877-378-2388.

Again, welcome to Brookside at Fields, and I look forward to helping you!

Sincerely,

Anthony Martinez
General Manager
Brookside at Fields Residential Association, Inc.



BROOKSIDE INFORMATION SHEET

| SERVICES | | |
|--------------------------------|--------------------------|--|
| Water/Sewer | City of Frisco | <p>Option 1: Visit City Hall on the First Floor of 6101 Frisco Square Boulevard, Frisco, TX 75034. Bring a valid driver's license.</p> <p>Option 2: You may complete the online Residential application (link from friscotexas.gov/139/New-Service). You will need to upload an image of your driver's license with your application.</p> <p>Report After Hours Water and Sewer Emergencies: Call 972-292-5800</p> |
| Trash/Recycle | City of Frisco | <p>Carts: City of Frisco will deliver 95 Gallon Trash & Recycle carts within five (5) business days of starting water service.</p> <p>Pick-up Day: Monday, Weekly Service</p> <p>Bulk Trash/Missed Service: Call to schedule pickup – 972-292-5900 (Option 0 to speak to CSR)</p> <p>List of Service Set-Out Guidelines</p> |
| Phone/Internet/Cable | AT&T | <p>Call: Robert Buck with AT&T at 251-404-7646 to request account setup. Use Promo code: mm3878 to get the “best deals available!”</p> <p>Order Online: https://www.att.com/buy/internet/plans (Enter your full address.)</p> <p>Nearest AT&T Store: 12021 Dallas Pkwy #500, Frisco, TX 75034</p> |
| Report an electric Outage | Oncor | <p>Call: 1-888-313-4747</p> <p>Report Online: Report here (link to oncor.com/outages/create_outage/identify).</p> |
| Retail Electric Provider (REP) | *You Choose | <p>*Texas is a deregulated market, you choose your REP based on rates, plans and customer benefits that work for you. Visit the Power to Choose website at https://powertochoose.org to compare offers and select the plan that fits your needs.</p> |
| Emergency Services | City of Frisco | <p>Emergency: 911</p> <p>Non-Emergency: 972-292-6010</p> |
| Post Office | USPS | <p>Nearest Frisco Post Office: 8811 Teel Parkway, Frisco, TX 75036</p> <p>Phone: 800-275-8777</p> |
| HOA FAQs | | |
| Homeowner Portal | FirstService Residential | <p>https://brooksideatfields.connectresident.com</p> <p>Online accounts can be setup roughly 30-60 days after closing on your home. Please reach out to your General Manager on _____ for your account number.</p> |
| Swimming Pools | Memorial Day – September | <p>Pool Hours: 6:00 am-9 pm</p> <p>Guests: 4 guests maximum per home</p> <p>Access: MUST have active amenity access credential for entry</p> |
| Clubhouse Reservations | Need HOA Approval | <p>Reservations: Please reserve with the Management team a minimum of 30 days in advance of your event.</p> |
| Garage Sales | May & October | <p>Notification: No resident garage sales allowed. HOA will advertise community-wide garage sales.</p> |
| After Hours Emergency | Customer Care Center | <p>Call: 877-378-2388, Open 24/7</p> |
| WE ARE SOCIAL | | |
| Facebook | Public Page | <p>https://www.facebook.com/brooksideatfields</p> |
| Follow us on LinkedIn | Public Page | <p>www.linkedin.com/company/brooksideatfields</p> |



The following is a highlight reel of the primary sections from the Covenants, Conditions and Restrictions covering the lots in the Brookside at Fields Residential Association. This is a brief overview. Please consult the governing documents for the full Rules, Regulations and Guidelines. Please note that all exterior modifications must be approved by the DRC prior to any work beginning.

GENERAL INFORMATION

Fencing:

All fencing, ornamental metal fences, gates, and hedges must follow the approved detail and specifications in the recorded "Brookside Design Guidelines" or equally approved by the Design Review Committee.

Landscaping:

Landscape beds must use native and adaptive plants from the approved plant list or equally approved by the Design Review Committee such as "suitable small-scale perennials, ornamental grasses, groundcovers, and low shrubs. More consideration and review shall be given to large scale trees and shrubs if visible from public areas that may be incompatible with the desired character, or unsuited to small scale or narrow spaces that would impact neighboring lots." "Landscape and irrigation designs shall minimize water usage and is required to demonstrate that the landscape design incorporates thoughtful use of drought tolerant plantings successful in the City of Frisco and Collin and Denton counties." Change(s) to front yard landscaping (including landscape stone edge, tree rings etc.) must be submitted for approval to the Design Review Committee (DRC) for approval prior to installation.

If you will be travelling out of town, please ensure that you have a landscaper lined up to mow your lawn while you are away.

Satellite Dish:

A satellite dish or antenna not more than one meter in diameter may be installed towards the rear of the home in a location that is minimally visible from the street in accordance with the Architectural Guidelines and only after approval from the DRC has been received.

Retaining Walls:

All retaining walls must be located completely within one lot and with the low side of the wall located directly on the property line when splitting two lots. It is the responsibility of the owner on the high side of a retaining wall to maintain the swale behind the wall on the high side and maintain positive drainage through the weep holes in the retaining wall to prevent water from flowing over retaining walls during rain events. Maintenance, repair, and replacement of retaining walls, shall be the responsibility of the Lot Owner on the higher side of the land on which the retaining wall resides and shall be performed by such Owner in accordance with the recorded Brookside Design Guidelines.

Holiday Decorations:

Holiday decorations are permitted and may be installed no earlier than thirty days before the holiday and are to be removed within seven days after the holiday, except that Christmas decorations may be maintained from Thanksgiving to January 15 and Fall decorations may be maintained from October 1 to December 1.



Basketball Goals:

Permanent basketball goals may be installed on a Lot subject to the review and approval of the Design Review Committee (DRC) prior to installation. Portable goals and goals attached to the house are prohibited.

Trash Receptacles:

Trash bins may go out at dusk on the evening before trash pick-up and must be put up by dusk on the day of trash pick-up. Trash containers must be kept inside the garage and may not be visible from the street or another lot on non-trash pick-up days.

Exterior Modifications and Additions:

Before making any changes, additions, or improvements to the exterior of your new home or lot, you must get written approval by filling out a Brookside at Fields Design Review Committee (DRC) request form and submitting it to the Association for approval. Forms are available at the Association office located at the amenity center, or on the Association website under the Forms and Documents section. Examples of changes that require prior approval are landscaping (planting and/or removing new trees and shrubs, borders), gutters, storm doors, arbors, patios, pools, playground equipment, basketball goals, trampolines, paint color, roofs, satellites, attached and detached outdoor cooking areas, sheds, stone walkways, etc.

Vehicles:

Commercial, inoperable, recreational, trailers, boats, and other watercraft, may not be parked, kept or stored on any lot or street unless stored or placed within the garage; or screened from the view of the general public. If an exception is needed for a short period of time, contact the General Manager via email Anthony.martinez@fsresidential.com.

Signs:

- No signs advertising or referencing renting or leasing the home is allowed.
- Professionally made security signs no larger than 1 square foot are permitted.
- Standard political yard signs may be erected no earlier than 6 weeks before an election and must be removed within 15 days after the election.

Please help maintain the community and your property values by honoring these restrictions and respecting your neighbors. If you have any questions concerning this summary, contact your General Manager.



Property Modification Approval Request Form

As members of the association, each homeowner has agreed to abide by the Community Charter and Design Guidelines. These documents protect our property values by maintaining a desirable community. Any exterior modification requires DRC (Design Review Committee) approval prior to the start of your project. Please make your request as complete as possible and type or print legibly. Incomplete requests may be returned, and additional information requested. Incorrect information or changes made after approval will invalidate approval. The goal of the DRC is to ensure that all changes to our properties conform to the appropriate Guidelines and Restrictions. Thank you for your cooperation.

1. ABOUT THE RESIDENT(S)

| | |
|-----------------|--------------------------|
| <i>Name(s)</i> | |
| <i>Address</i> | |
| <i>E-Mail</i> | |
| <i>Phone(s)</i> | <i>Best time to call</i> |

2. ABOUT THE PROJECT

| | |
|--|---|
| <i>Proposed start date</i> | <i>Proposed completion date</i> |
| <i>Describe the nature of the project(s) (attach supporting documentation, as necessary)</i> | |
| <i>Location (attach sketch/drawing)</i> | |
| <i>Dimensions</i> | <i>Distance from fences and easements</i> |
| <i>Colors</i> | <i>Shape</i> |
| <i>Materials</i> | |
| <i>Builder</i> | |
| <i>Other (specify)</i> | |

IMPORTANT: Include plan view and elevation drawings (to scale) plus any other supporting documents indicating project location and its relationship to property lines, neighbors, construction, easements, etc.

3. ABOUT THE REQUIREMENTS

| <i>YES</i> | <i>NO</i> | <i>N/A</i> | |
|------------------------------|-----------|---------------------|---|
| | | | <i>I/We have read the appropriate Deed Restrictions</i> |
| | | | <i>I/We have obtained a City building permit (attach copy)</i> |
| | | | <i>This project will require a fence removal (if yes, inform Association Manager)</i> |
| | | | <i>Completed project will be visible from the street</i> |
| <i>Check any that apply:</i> | | <i>Corner lot</i> | <i>Project already started/completed</i> |
| | | <i>Iron fencing</i> | |

| | |
|------------------------------|-------------|
| <i>Homeowner's Signature</i> | <i>Date</i> |
|------------------------------|-------------|

Signature constitutes permission for DRC members to inspect property and agreement to abide by DRC's decision. Upload this request, along with all supporting documents, drawings, photographs, etc. to your resident portal:

<https://brooksideatfields.connectresident.com>



POOL & AMENITY RULES

These rules have been established for the benefit of the Community as a whole. Homeowners, residents, and guests should be considerate of other neighbors, and cooperative with staff while enjoying the amenities.

POOL:

The pool is open from Memorial Day through September, weather permitting.

ACCESS:

Access to the pool/amenities area is for Brookside at Fields and The Preserve at Fields homeowners, residents, and their guests only. Homeowners must be in good standing and current in payment of all assessments. All homeowners and residents **must** have a working amenity access credential to enter. Climbing the pool fence is prohibited.

Homeowners and residents must not open the gates/doors for anyone. Pool area gates are to always remain closed and not be left open for any reason. All attendees may also be asked to check in with the pool monitor upon entry.

Violation of these rules may result in suspended or revoked amenity access.

GUESTS:

Guests must be accompanied by a homeowner. Homeowners must agree to assume full responsibility for the conduct of all guests. No more than **four (4) guests** are allowed per household at any time.

POOL HOURS:

6:00 a.m. to 9:00 p.m.

EMERGENCY:

In case of emergency, call 911.

911 Address: 13800 Nicollet Drive, Frisco, TX 75033

To report irrigation leaks, or other work order/maintenance requests, please call our 24/7 Customer Care Center: 877-378-2388

RULES:

1. **NO LIFEGUARD** on duty. Swim at your own risk.
2. No eating, drinking while in the pool. No glass containers inside the pool area.
3. No smoking or vaping of **ANY** kind allowed in the pool or within 50 feet of amenity area entrances.
4. No animals are allowed in pool or enclosure area except for prescribed Service Animals.
5. Persons with infectious diseases or open wounds shall not use the pool.
6. Babies must wear "swim" diapers in pool area. Regular diapers are not allowed.



7. Children under 16 years old must always be accompanied by an adult in the pool area. No one under the age of 21 years old can supervise children in the pool or amenity center areas.
 8. No running, rough housing, diving, or jumping off the side of the pool.
 9. Bikes, scooters, hover boards, roller blades, skate shoes, and skateboards are not allowed inside the pool area.
 10. All music must be played through headphones. No music can be played aloud.
 11. Attendees must use appropriate and respectful language and volumes in the pool area.
 12. Proper swimwear must be worn inside of the pool. No cut-off shorts or street clothing in the pool.
 13. Pools will close when inclement weather, including thunder, lightning, wind, and hail is within 10 miles.
 14. The Brookside at Fields Residential Association assumes no responsibility for the loss, theft or damage to personal property or effects left in the pool area.
 15. The Brookside at Fields Residential Association assumes no responsibility for any personal injury to anyone resulting from use of the pool.
 16. No rafts or other large flotation devices allowed.
 17. Pool noodles and other soft pool toys are permitted. Footballs, baseballs, basketballs, soccer balls or other hard material balls are not allowed in the pool or pool area.
 18. Swimmers must shower before entering and after exiting the pool.
 19. Do not move pool furniture. Do not play or allow children to play, with lifesaving equipment.
 20. Alcohol shall not be consumed prior to or while using the facilities.
- **Violation of Pool Rules will result in suspended or even revoked amenity access.**
 - **No Trespassing After Pool Hours or During Pool Closures**
 - **In Case of Emergency Call 911**

Professionally Managed by FirstService Residential

Office: 817-602-7301 | 24/7 Customer Care: 877-378-2388



Frequently Asked Questions:

What is the Role of the HOA Board of Directors?

The HOA Board is responsible for the operation of the Association. This includes creating the HOA Governing Documents, approving the Annual Budget, setting the HOA dues, selecting vendors that work for the association, and setting all policies of the HOA. Your Board partners with the HOA management team and approves all mass communication sent to the Homeowners by the General Manager. Your HOA is under the Declarant Control Period, which means that the Board of Directors is a three-member Board of Hunt employees consisting of Todd Watson, Diane Hornquist, and Colin Fitzgibbons. As the community is developed, the HOA Board will transition incrementally to a full Homeowner Board.

What is the Role of the Developer?

For over 45 years, Hunt Realty has been pursuing investments across Dallas and North Texas, helping build and sustain the community we call home. Developing a community includes engineering and installing the infrastructure (water, sewer, stormwater, and streets), selecting the Home Builders, designing, and constructing the amenities in the community, establishing the Homeowner's Association, and much more.

How does a homeowner make a request to the DRC?

All requests should be submitted electronically at <https://brooksidedatfields.connectresident.com>. A copy of the Property Modification Approval Request Form is available online, as well. Please complete the form as it applies to your improvement project and remember there is no such thing as too much information. The more information included, the more likely your project will be reviewed in a timely manner. All requests are submitted to the Board for review. They have up to 30 days from receipt of a *complete* application to render a decision.

The following documents will be needed when submitting an DRC request:

- Completed Property Modification Approval Request Form (Also referred to as a modification application)
- Lot Survey – Clean, unmarked
- Lot Survey – Marked (please mark where the modification will be taking place on your Lot)
- Photos of the Front of Home and project area
- Detailed Materials List (e.g., construction materials, color sample if painting, photo of stone/brick being used on a landscape border, type of wood and stain color for any wood structure, etc.)
- Additional documents that will be needed:
 - If you are painting your home, please submit a photo of the 5 nearest homes directly across the street and on both sides of your home. Repetition and spacing will be factored into the committee's decisions.



How can I get community emails?

Frequently, we send out community emails regarding community events, amenity updates, meeting notices and more. You will need to register online and opt-in for emails on the homeowner website portal at <https://brooksideatfields.connectresident.com>. This can be done 30-60 days after closing on your home. You can reach out to your General Manager for your account number to link your property to your account.

We also have a weekly newsletter, where we highlight the ongoing in the community along with other important HOA information about events, meetings, clubs, etc. Please opt in by emailing the General Manager, Anthony.Martinez@fsresidential.com.

Why and when do I pay homeowner's assessments?

Each homeowner who purchases a home in Brookside becomes a member of the Brookside at Fields Residential Community Association, Inc. Your home purchase includes mandatory membership of the Homeowner's Association, a non-profit Texas Corporation. Your assessments contribute to funding the operating cost of the Association, the professional management of maintenance of defined common areas and common elements, amenities, utilities, legal, insurance, lifestyle programming, financial accounting, and the enforcement of the Covenants, Conditions, and Restrictions of the Association. In short, paying your assessment protects your investment.

The assessments are billed and payable semi-annually on February 1 (considered late after 30 Days) and on August 1 (considered late after 30 days). You will receive your respective statements in January and July.

Payments can be made online at <https://brooksideatfields.connectresident.com> or mailed to Brookside at Fields Residential Association c/o FirstService Residential P.O. Box 30343 Tampa, FL 33630-3343.

Do my HOA dues pay for the amenities in the community?

No, the amenities are built and paid for by the Developer. The HOA takes ownership of the amenities once they are complete and is responsible for the maintenance of the amenities going forward.

Whom do I contact regarding home warranty issues?

You must contact your builder's warranty department directly. The HOA is not involved with any aspect of this process.

How can I make a reservation or appointment?

Contact the General Manager at Anthony.Martinez@fsresidential.com to check availability. The Brookside Amenity Center Reservation form can be found online at <https://brooksideatfields.connectresident.com> under the Documents section and on www.brooksideatfields.com. All reservations are first come first serve and must be made a minimum 30 days in advance, there are no holds without a signed form. If you will be using an outside vendor at your event (e.g., catered food etc.), a Certificate of Insurance (COI) will be required a minimum of 7 days prior to the event.

How do I gain amenity access?

Pool access credentials are issued at move-in or after closing. One free credential will be provided for each home. If your home is being rented, the owner must make the initial amenity access request, and access cannot be issued directly to tenants without the property being properly registered as a rental with the HOA.

Why is parking allowed on the streets?

The community streets are considered public and owned by the City of Frisco, which means parking on the streets is allowed. The HOA does not have the authority to restrict parking on the streets. To ease traffic flow and encourage safety, we ask that residents practice good neighbor parking and park first in their garage, then in their driveway, and in front of their own home as a last resort.

What can be done about speeding on my residential street?

According to state law, the speed limit on residential streets is 30mph whether a sign is posted or not. Vehicle speeds are notoriously difficult for pedestrians to accurately guess, so we suggest you stand in your yard and have someone drive by at 30mph so you can see what a car driving the speed limit looks like. If you believe traffic is going faster than 30mph on your street, you can contact the Police Department at 972-292-6164 to request that they place their radar speed trailer on your street and/or conduct a directed patrol. You can also call 972-292-5400 and ask to speak to a Traffic Engineer and request that we conduct a speed study on your street.

The speed study will determine the actual speeds of cars throughout the day. Depending on the results, we can install additional 30 mph speed limit signs, increase the visibility of a pedestrian crossing, or we can ask the Police Department to conduct a directed patrol during times when speeding is occurring. We can also suggest an HOA education campaign (because it is typically the residents of your neighborhood who are speeding because they are so familiar with the streets). In rare cases where speeds are high, the city can allow the neighborhood to install and maintain a permanent radar speed board.

The City of Frisco does not install speed bumps or humps on public streets, nor do we install stop signs to control vehicle speed (see more detailed responses about these items at friscotexas.gov FAQ). The city also does not lower the speed limit on individual residential streets; instead, the city maintains a consistent residential speed limit across the city and in line with state law.

Can I install an alarm system?

The City of Frisco requires all homeowners to obtain an alarm permit within 30 days of any alarm system installation. Apply online and select “New Alarm Users” at the bottom of the screen. Complete the application, follow the steps to pay online, and enter your email address to receive paperless correspondence. If you prefer, there is a soft copy of this application on your flash drive that can be emailed or mailed in. There is a \$35 fee per year per home.

What should I do if I am traveling for an extended period of time (e.g., 1 month, 3 months, etc.)

If you will be traveling for an extended period, please ensure you have contacted a landscaper, in advance, to mow, weed, and edge your Lot. The yard must be well maintained at all times to be compliant with the CC&Rs. Additionally, we strongly encourage you to get to know your neighbors and become active in crime prevention, creating a connected community that discourages criminal activity.

May I install holiday decorations?

Holiday decorations are permitted and may be installed no earlier than 30 days before an HOA recognized holiday and are to be removed within 7 days after the holiday, except that Christmas decorations may be maintained from Thanksgiving to January 15th of each year and Fall decorations may be maintained from October 1st to December 1st.



The 2023 schedule is as follows: Fall décor: October 1, 2023 to December 1, 2023 | Diwali décor: October 14, 2023 to November 19, 2023 | Christmas and Hannukah décor: November 23, 2023 to January 15, 2024

What are CC&Rs or Deed Restrictions?

The Declaration of Covenants, Conditions, and Restrictions (CC&R's or Deed Restrictions) is a legal contract between all of you and all of your neighbors. By virtue of accepting their deed, homeowners accept these rules of the community in exchange for membership.

Where can I get a copy of my deed restrictions?

A copy of the Deed Restrictions for your property was provided during the closing process when you purchased your home. If it has been misplaced, a copy can be obtained from your manager or online at your community website portal, <https://brooksideatfields.connectresident.com/>.

Who oversees homeowner compliance with our deed restrictions?

The Board of Directors of the Association possesses and delegates their authority to enforce compliance of the community's Deed Restrictions to professional management provided by FirstService Residential. The State of Texas has strict guidelines for the handling of HOA violations, including how homeowners will be notified and the processes for resolving them.

How often are board meetings held?

The Declarant Board of Directors holds quarterly Regular Meetings, which are announced to the community at least 10 days before. Owners may attend and observe. Please note that these meetings are for the Board to conduct HOA business and are not intended to be town hall meetings. There will be a Homeowner Open Forum portion of the Regular Meeting for homeowners who would like to make brief (3 minute or less) comments. For the sake of receiving a thoughtful and accurate answer, questions should be limited to items on the agenda and should not be expected to be answered at the meeting.

When is the Annual Meeting?

An Annual Meeting of the Members is held within the fourth calendar quarter of each year. Notices are mailed out prior to the meeting with details of the meeting event. Homeowners are encouraged to attend.

How many homes will be in Brookside at Buildout?

Brookside will have approximately 857 homes at buildout. You are the _____ homeowner we have welcomed!

Which Frisco ISD school will my student attend?

Please visit <https://www.friscoisd.org/departments/attendance-zones/2023-2024-zones> to search by address and see which schools you are zoned for. You can also contact FISD zoning & demographics at zoning@friscoisd.org or 469-633-6031.



How can I get in touch with FirstService Residential or the General Manager?

FirstService Residential
14951 N. Dallas Pkwy, Suite 600
Dallas, TX 75254
P: 877-378-2388
F: 214-889-9980

Anthony Martinez, General Manager

13800 Nicollet Drive, Frisco, TX 75033
Email: Anthony.Martinez@fsresidential.com
Direct Cell: 817-602-7301

Accounting/Billing Questions

P: 214-871-9700
E: accountservices.tx@fsresidential.com

Resale & Refinance Certificates

P: 888-679-2500
E: resales.tx@fsresidential.com
<https://www.fsresidential.com/texas/overview/dallas-property-management-services/dfw-transfers-disclosures-fees>

Courtesy Notice

THIS IS A COURTESY NOTICE AND MAY NOT CONTAIN ALL INFORMATION. THE PROVISIONS OF THE RESTRICTIONS (AS EACH MAY BE AMENDED) AND THE DECISIONS, POLICIES, ACTIONS (AS SUCH MAY BE MODIFIED) BY THE HOA BOARD OF DIRECTORS AND THE HOA MANAGEMENT COMPANY (INCLUDING YARD MAINTENANCE) SHALL SUPERSEDE ANY INFORMATION CONTAINED HEREIN. INFORMATION IS SUBJECT TO CHANGE WITHOUT NOTICE OR REVISION HEREOF.



Mailbox Key and Amenity Access Acknowledgment Form

Resident(s) Info

Street Address: _____

Mailbox Key

CBU Location: _____

Key Box Number: _____

Brookside at Fields Residential homeowner accepts full responsibility for replacement costs in the event of a lost mailbox key, as well as costs associated with damage to the actual mailbox associated to the address above. This cost could be replacement of lock or physical damage to the mailbox door. Homeowner accepts all responsibility for key transfers to new homeowners when home is sold. If keys are not left by the outgoing resident, the new homeowner will need to contact the USPS Frisco office for new keys and accept the responsibility of any costs.

Amenity Access Credential

- Brookside at Fields Residential distributes one (1) credential per household.
- The credential(s) is/are the responsibility of the homeowner.
- If you lose your phone, or need additional credentials please contact the General Manager at Anthony.Martinez@fsresidential.com. Make payment by check mail to 13800 Nicollet Drive, Frisco, TX 75033, or by card in person (service fees will apply). Make payments payable to Brookside at Fields.
- By accepting and using the credential, you agree to abide by Brookside at Fields Residential guidelines and rules, which are posted on-site.

By Signing this form, I agree that my family and I consent to be photographed, filmed and/or otherwise recorded at Brookside at Fields, FirstService Residential, Fields Marketing Representatives, etc. By attending HOA gatherings/events or at any HOA amenity, your entry constitutes your consent to such photography, filming and/or recording and to any use, in any and all media throughout the universe in perpetuity of your appearance, voice and name for any purpose whatsoever in connection with the marketing and advertising of Brookside at Fields and the great Fields Joint Committee. You also acknowledge and agree that the use of the Association's amenities is voluntary and at your own risk and that the Association assumes no responsibility for any injuries or exposure including but not limited to any adverse effects to your health, from the use of the Association's amenities.

Homeowner also acknowledges that the rules and policies were explained, and they can be found on the resident portal at <https://brooksideatfields.connectresident.com/>. The HOA assessments process was explained, homeowner acknowledges that they are responsible for making their HOA payments semi-annually on February 1 and August 1.

Signature: _____

Printed Name: _____