

# **Pool and Common Area Facility Rules**

Adopted June 7, 2016

## **DEFINITION**

1. Pool and Common Area Facilities - "Common Area means all real property (including improvements thereon) owned by the Association or over which the Association has obtained an easement for the common use and enjoyment of the owners or which otherwise is required to be maintained by the Association" (CC&R's Article 1.1). Common area includes but is not limited to the following; The Bay Club and all its associated facilities i.e. pools, slides, events center, bathrooms, spa, splash pad, conference room, game room, office, parking lot. Common area also, includes the streets, the lakes, lake shores, bridges, landscape, neighborhood paseos, mini-parks and lake walkways.

## **RULES**

1. Residents and/or guests under the age of fourteen (14) years of age are to be accompanied by an adult resident age eighteen ( 18) years or older, at all times at the pool and common area facilities.
2. All residents fourteen (14) and above are required to use their access key fob to get into the pool and other common area facilities. If a resident fourteen (14) and above enters the facilities as a guest or family member they are required to have their Association picture ID (homeowners will be noticed regarding the administration and distribution of these in a separate mailing) with them at all times when at the pool and other common area facilities. By using the pool and other common area facilities, residents agree to provide identification and proof of residency if asked by an Association representative or an employee of the Association. If they do not provide the ID they will be asked to leave the facilities immediately. In addition further action such as a hearing/fine will be taken by the Board of Directors.
3. Association Resident Badges may be obtained from the Association at no cost to residents. Replacements Resident Badges (i.e. for lost or stolen badges) cost \$25.00 each. Residents must provide a state or government issued picture identification card and proof of residency in order to obtain. Non-Owners residents wanting to obtain an Association Resident Badge must also provide a lease agreement with terms and dates of lease. Resident's ages fourteen (14) to eighteen (18) years old may obtain a Youth Resident Badge by providing a school identification card, state or government issued picture identification card or birth certificate and must be accompanied by a guardian or parent in order to obtain the Youth Resident Badge.
4. Owners may assign their rights to use the pool and other common area facilities to tenants, who are renting the property. However, owners who have assigned their rights to a tenant and do not otherwise reside in the property are not eligible to use the pool or other Association amenities.
5. Each household, as long as the owner or resident representing the household is an adult age eighteen (18) or older , is entitled to bring no more than six (6) guests into the pool and other

common area recreational facilities (excluding the gym) area at any time. Residents with youth badges (between the ages of fourteen ( 14) to eighteen ( 18)) are entitled to bring no more than three (3) guests per household into the pool/common area recreational facilities (excluding the gym) area. ALL GUESTS MUST BE ACCOMPANIED BY A RESIDENT OR THEY WILL HAVE TO LEAVE THE FACILITIES. Residents must stay with guests while they are at the pool and other common area facilities. Unattended use of the Association's facilities by guests is prohibited. Members are responsible for any damage to the Association's property caused by themselves, their family members, tenants or guests. Any guests failing to comply with these rules may be asked to leave and/or escorted from the pool and other common area facilities.

6. The pool hours are as follows:

Sunday-Thursday	6:00 a.m. to 10:00 p.m.
Friday-Saturday	6:00 a.m. to 11:00 p.m.

These are subject to change without notice. SLIDE HOURS WILL BE POSTED ON-SITE.

7. Improper behavior including but not limited to: Profanity, screaming or abusive language is not allowed at the pool or any of the common area facilities.
8. Use of radios, boom boxes or other music equipment, without the use of headphones or another type of private listening device, is prohibited at the pool and common area facilities except as approved by the Board or their designees during the course of a sanctioned, Association function.
9. Glass containers or glass objects are prohibited in the pool and common area facilities except as approved by the Board or their designees during the course of a sanctioned, Association function.
10. Smoking is prohibited in all areas of the pool and other common area facilities except as approved by the Board or their designees during the course of a sanctioned, Association function.
11. Swimming while intoxicated or under the influence of drugs is not permitted.
12. Alcoholic beverages are prohibited from the pool and common area facilities at all times, unless these beverages are being served during the course of a sanctioned Association function. *Residents and guests consent to the search of coolers and other containers for alcoholic beverages by management, lifeguards or the patrol service.*
13. Diving, running and jumping into the pool, running, horseplay or other dangerous behavior in and around the pool and other common area facilities is strictly prohibited at all times.
14. Large flotation devices, rafts, surf boards and boogie boards are not allowed in any of the community's pools or common area facilities. Small swim toys and balls will be restricted or eliminated when the pool is overcrowded as determined by the lifeguards, management or patrol service. Small flotation devices designed to aid in swimming are permitted (i.e. arm floaties or noodles).

15. Proper swim wear is required at all times when in the pool, proper attire is required when in the pool area and other common area facilities. Proper swim wear is a bathing or swimming suit in good taste and designed for swimming or bathing as determined by management, the lifeguards or patrol service. Examples of unacceptable swim wear would be thongs and see through swimsuits which are not permitted.
16. Anyone requiring protective undergarments (diapers) is required to wear appropriate protective swim garments (swim diapers/swimmers) when in the pools or spa or other common area facilities.
17. No pets (except certified assistance dogs), bicycles, tricycles, unicycles, scooters, skateboards or other wheeled toys or sports equipment are allowed in the Bay Club and the associated facilities. Bike racks are available in front of the Bay Club.
18. When utilizing the gas grill homeowners are responsible for cleaning up any mess or leftover food from the grill and countertop areas.
19. Residents should use caution when operating the gas grill and fireplace(s). If you do not know how to operate them in a safe manner do not use the gas grill or fireplace(s). RESIDENTS USING THE GAS GRILL OR FIREPLACE(S) DO SO AT THEIR OWN RISK.
20. The gas grill, patio area and outdoor fireplace are to be used on a first come first serve basis. A time limit on the grill may be imposed as determined by the lifeguards, management or patrol service in order to allow others to use it when it is busy.
21. Pool and other common area furniture are to be used on a first come, first served basis. Pool furniture may not be "reserved" or held until others arrive.
22. All pool furniture is to be kept back at least 4 ft. From the edge of the pools or spa.
23. The water slide can be dangerous if not used properly. All occupants agree to adhere to all posted slide rules. NOTE: THE SLIDE RULES AS THEY ARE WRITTEN WERE A REQUIREMENT IN ORDER TO OBTAIN INSURANCE.
24. There is a limit of ten (10) people in the spa at any one time.
25. When the pool area and spa is busy a maximum usage time for the spa of fifteen (15) minutes per person will be implemented as determined by management the lifeguards or the patrol service.
26. Due to the high temperatures in the spa and the resulting health risks children under the age of 14 are not allowed in the spa.
27. Changing diapers in areas other than those designated areas in the bathrooms is not allowed.
28. The pool and deck area must be evacuated immediately during electrical storms.
29. All residents and guests are asked to use the shower before entering the pool. Using the showers before entering the pool will help to maintain the pool, reduce chemical costs and extend the overall life of the pool.

30. Pool and common area gates must remain closed and locked at all times, Gates cannot be propped open unless as directed by management for maintenance, emergency or sanctioned Association event purposes.
31. Residents and guests are responsible for removing their trash from all common area facilities or placing it in the trash cans located in the common area facilities.
32. Gum is not allowed in the pool and other common area facilities
33. On Friday, Saturday and Sunday at ten (10) minutes to every hour i.e. 1:50, 2:50, 3:50 the pools will be closed to all swimmers for ten (10) minutes. Refusal to follow this rule will result in expulsion from the facility. This will allow for any needed evaluation of the pools with regard to maintenance, safety and resident and guest identification.
34. The Lakes Community Association reserves the right to require residents and guests to sign in when using the facilities if deemed necessary by the Board, lifeguards, management or patrol service in order to maintain health and safety standards and to remove unauthorized visitors.
35. The Lakes Community Association reserves the right to close the pools, slides, spa, splash pad and any other common area facility as necessary and without notice due to inclement weather, maintenance, unsafe conditions and community events. Closures will be made as determined by the Board, lifeguards, management or patrol service. Whenever possible notice will be made prior to the closing.
36. Use of the pool and other common area facilities is a privilege and may be revoked by the Board of Directors if determined in their sole discretion that any member, resident or guest thereof fails to adhere to the rules, does not pay their monthly dues in accordance with the Associations collection policy or unreasonably infringes upon other resident's rights or enjoyment of the facilities.
37. Use of the pool and other common area facilities may be temporarily suspended by management, lifeguards or patrol service if determined in their sole discretion that any member, resident or guest thereof fails to adhere to the rules does not pay their monthly dues in accordance with the Associations collection policy or unreasonably infringes upon other members or resident's rights to enjoyment of the facilities or so as to make the facilities less safe or healthy in any way.
38. Anyone who interferes with or attempts to keep management, lifeguards or the patrol service from performing their duties will have to leave the facility. Management, lifeguards and the patrol service are often faced with circumstances that may not be covered completely within these rules and will require action. In those circumstances action taken is intended to be done out of concern for the continued health and safety of the residents using the pool and the protection of the pool and facilities from damage whether immediate or in the future.