

Swimming Pool & Spa Rules

- A. Pool and Spa opens at 5 a.m. Monday thru Friday, and 6 a.m. Saturday and Sunday. Pool and Spa closes at 11 p.m. Sunday thru Thursday and midnight Friday and Saturday. We ask that you please be considerate of your neighbors while using the pool and spa.
- B. NO LIFEGUARD IS ON DUTY! Lifeguard or supervisory service is not provided. Even if a monitor is present, anyone using the recreational facilities shall do so at their own risk, responsibility and liability.
- C. Recreational facilities are reserved for full-time Residents of the Community and their guests. The Association has the discretion to require that guests complete a waiver of liability form, a copy of which is attached to this Handbook. Owners who have rented or leased their property are not entitled to use the recreational facilities. Residents must accompany their guests at all times when using the recreational facilities.
- D. Anyone not abiding by the posted rules may be asked to leave the pool or spa areas by any Member of the Association or employee of the Association or the Property Management Company.
- E. Elderly persons, pregnant women, infants, and those with health conditions requiring medical care should consult with a physician before entering the spa. Children under the age of 14 years are not allowed in the pool or spa area unless accompanied by an adult 18 years of age or older.
- F. SAFETY EQUIPMENT HAS BEEN PROVIDED FOR EMERGENCY USE ONLY.
- G. All incontinent persons (whether infants, toddlers, children or adults) must wear a diaper, plastic pants, and a swim suit while using the pool or spa.
- H. Appropriate bathing attire must be worn.
- I. Surfboards, boogie boards, beach balls, floating or inflatable devices are not permitted in the pool or spa.
- J. Pets of any kind are not permitted in the pool or spa areas except with the specific prior written approval of the Board.
- K. For safety reasons, no glass or sharp objects are allowed in the pool or spa. If glass or sharp objects are brought to the pool area and they cause an accident, the responsible Owner will be liable for the cost of any resulting damage or injury. Only plastic or suitable non-breakable containers are allowed near the pool area.
- L. Diving is not permitted in any areas of the pool or spa. Running, pushing or boisterous activity in or around the pool or spa areas is also prohibited.
- M. Absolutely no tennis balls, baseballs, footballs, basketballs, Frisbees, cans, foreign objects, foreign substances (bubble bath, soap, beverages, etc.) non-floating objects (such as rocks, marbles, coins and the like) or pool furniture are to be thrown into or around the pool or spa.
- N. Wheeled toys or vehicles including skateboards, roller blades, roller skates or bicycles are not allowed in the pool or spa area.
- O. Cellular phones, radios, cassette, or CD players must be battery operated and headsets must be worn. The noise level must be kept to your personal area only so as not to disturb others. The Association may post additional rules regarding the use such devices at the pool area.
- P. Each Resident is responsible for placing his/her (and guests') litter and debris in the trash receptacles prior to leaving the pool and spa area.
- Q. With the exception of the spa timer, adjustment of any control regulating to the pool or spa, lights or other common service is not permitted. Upon arrival of the pool and spa maintenance crew, pool or spa users are asked to temporarily vacate the pool or spa areas until cleaning and service is completed.

- R. Pool areas are to be entered through the gates only. Climbing over a fence to enter or exit the pool and spa area is strictly prohibited. Gates are to remain closed and locked at all times. Access Fobs are provided to every Residential Unit. The lending of keys to non-residents for use of the pool and spa area is strictly prohibited.
- S. Hot water immersion while under the influence of alcohol, narcotics, drugs or medicines may lead to serious consequences and is not recommended. Long exposure may result in nausea, dizziness or fainting.
- T. It is recommended that individuals not use the pool alone. The “buddy” system is recommended for all swimmers at all times.
- U. Persons with open cuts, wounds or rashes may not use the pool or spa. Anyone having a skin disease, sore or inflamed eyes, nasal or ear discharge or any communicable disease may not use the pool or spa.
- V. Intoxicated persons are prohibited from using or being in close proximity to the pool or spa.

Terrace Recreation Space

The Terrace located between Elleven and Luma is shared by the residents of both buildings. Access from Elleven is via the fourth (4th) floor hallway. The following rules are intended to generally address typical conditions on the terrace. The Boards of Directors of both buildings may mutually amend these rules from time to time in order to adequately meet the needs of both communities.

In addition to the specific Swimming Pool & Spa Rules listed below, the following rules apply to the terrace and pool areas:

- A. Recreational facilities are reserved for full-time Residents of the Community and their guests. The Association has the discretion to require that guests complete a waiver of liability form, a copy of which is attached to this Handbook. Owners who have rented or leased their property are not entitled to use the recreational facilities. Residents must accompany their guests at all times when using the recreational facilities.
- B. Terrace opens at 5 a.m. Monday thru Friday, and 6 a.m. Saturday and Sunday. Terrace closes at 11 p.m. Sunday thru Thursday and midnight Friday and Saturday. Please keep in mind that many of your neighbor’s homes are immediately adjacent to this space therefore you are required to keep all noise to reasonable levels especially during the early morning and late evening hours.
- C. The Pet Rules contained on page 9 of the Rules & Regulations pertain to all common areas, including the terrace. Please note that pets must be leashed and under the control of someone capable of doing so at all times. Additionally, owners are responsible for any damage caused by their pet(s), including any pet waste. Please be reminded that owners who do not adhere to the pet rules, including controlling pet waste, will be subject to disciplinary action by the Board of Directors including the possible imposition of monetary penalties in accordance with the Association’s fine policy.
- D. The Association reserves the right to limit, on a reasonable basis, the number of guests using the recreational facilities at any given time. **Individuals or groups must not occupy any portion of the terrace, pool or spa to the effective exclusion of others.** In an effort to ensure that the amenities are available to all residents, no individual resident, or group of residents, may have more than ten (10) persons on the fourth floor terrace and pool area at any given time. Any resident exceeding the ten (10) person limit will be fined \$100.00 per person per occurrence. The only exceptions to these rules are Association sponsored events. For clarity purposes the Association reserves the right to post additional rules without further notice to the membership.
- E. Cellular phones, radios, cassette, or CD players must be battery operated and headsets must be worn. No DJs, home stereos, clock radios or other amplification devices and/or similar services are permitted on the

fourth floor terrace and pool area. All noise levels, regardless of their source, must be kept to your personal area only so as not to disturb others. The only exceptions to these rules are Association sponsored events, For clarity purposes, the Association reserves the right to post additional rules regarding the use of such devices and services at the pool and terrace areas without further notice to the membership.

- F. BBQ and lounge areas are first-come, first served. There is a one (1) hour time limit on the use of BBQs, and no homeowner may utilize more than one (1) BBQ at any given time. Please be considerate of your neighbors and leave all areas clean when you are finished.
- G. Please keep in mind that no portion of the terrace and/or pool area, including BBQ and/or lounge space, may be specifically reserved by one party. The posting of "reserved" signage, and/or placing of personal items on lounges or tables in an effort to exclude others is prohibited. In the event that personal items are left behind, they may be held by community patrol personnel from either Association.
- H. Residents are reminded that the terrace/pool areas are common areas provided for the use and enjoyment of all residents of the buildings. Decorating by a resident(s) of any portion of the terrace area is prohibited. This includes balloons, banners, signage, and other party/event – related items.
- I. The Association cannot be held responsible for any item(s) left unattended in the terrace area. Please be sure to collect your belongings before returning to your home.
- J. When using BBQs, heaters, the fireplace, or any other amenities, please be sure to completely shut off the appliance when you are finished. Gas is flammable and may cause an explosion in the event that gas is left on and another resident attempt to ignite the appliance.
- K. Wheeled toys or vehicles including skateboards, roller blades, roller skates or bicycles are not allowed on the terrace, or in the pool or spa area. Additionally, no furnishings including additional lounge chairs or similar articles are to be brought to the terrace or pool area.
- L. Residents are reminded that Association staff and community patrol personnel are charged with enforcing the Association's governing documents. Residents are to abide by the instructions given by Association personnel. Anyone not abiding by the rules may be asked to leave the terrace area. In the event of a dispute between a resident and a staff member, residents are encouraged to report the incident to Management at their earliest opportunity.