



Community Center (Pool and Clubhouse) Rules

Please read these carefully.

These rules and regulations are promulgated with the understanding that homeowners/residents should consider the Community Center a neighborhood amenity. In that spirit, these rules and regulations are designed to keep the Community Center clean and safe for all to enjoy. The Community Center, which is defined as the clubhouse, swimming pool, deck area, lower level lawn area and other amenities, are for use by homeowners/residents in good standing and their guests.

By signing this set of rules and regulations, homeowners/residents are agreeing to hold The Waterfront District and its Board of Directors harmless from all claims, liability or responsibility for injury or property damage that may occur through use of the Community Center. Homeowners/residents further understand and agree to abide by all local, state and federal laws and ordinances applicable to homeowners/residents and guests using the Community Center. Violations of these rules and regulations by homeowners/residents or their guests can result in access code deactivation. Reactivation may be granted with the approval of the Board of Directors acting upon the recommendation of the Community Center Operations Committee. Homeowners/residents and guests are advised that the Community Center is monitored by security cameras and may be under surveillance by a professional security firm to ensure safety and security. This may include an employee of the firm making sure the Community Center is vacated, closed and locked at the appropriate times spelled out in these rules.

The Waterfront District Homeowners Association shall have unlimited use of the Community Center and all of its facilities for Board-sanctioned neighborhood events. The Board of Directors reserves the right to refuse to allow the use of the Community Center for any purpose it deems to be detrimental to or not in the best interests of the homeowners/residents. It further reserves the right to not allow the use of the Community Center on any dates and at any times it deems inappropriate or inconvenient.

Homeowner/Resident User Access Code

One Access Code that controls access to the Community Center will be provided to each residence in good standing/compliant; the access code is linked to each property. Homeowners/residents are responsible for their access code and must not share it with anyone who is not a resident of their household. A separate access code can be issued to residents of the home if they have a valid Email address.

Pool Rules

1. Safety

- a. No lifeguards are on duty at any time and all persons using the pool and its environs do so at their own risk.
- b. An adult at least 18 years of age must accompany children under 13.
- c. Pool toys, balls and flotation devices must be used with consideration of others in the pool. Any such items left in the pool or pool area may be discarded.
- d. Skateboards, roller blades, bicycles, scooters or any other such modes of transportation are prohibited on the pool deck.
- e. For those 21 and older, alcoholic beverages as allowed by local/state laws and ordinances.

f. Disruptive/unsafe behavior is not permitted, including but not limited to, diving, running, pushing, and shoving in or around the pool premises.

2. Access

- a. General use hours of operation are from 9 a.m. until 9 p.m. each day from the opening of the pool around Memorial Day through closing of the pool on or about Labor Day. Quiet swim hours are from 6 a.m. until 9 a.m. and 9 p.m. until 10 p.m. each day. Quiet swim hours are for homeowners/residents only (**no guests**), and are for exercise and quiet swim.
- b. Each residence address can have a total of eight (8) individuals at the pool at any one time. For example, if there are four household residents at the pool they may have a total of four guests, if six household residents are present then two guests are allowed.
- c. A homeowner/resident who has a valid pool access code must accompany guests at the pool at all times. Short-term renters (AirBnB, VRBO, etc) must also be accompanied by the homeowner/resident. d. The pool may not be reserved for private functions.

3. Respect

- a. Respect other pool users and neighbors by limiting noise including gate slamming, yelling, and screaming. External speakers are prohibited, except in the case of a neighborhood event sanctioned by the Board of Directors.
- b. Enter and depart the pool area via the designated pool gate(s). Do not let the gates slam closed. c. Smoking, vaping, e-cigs of any kind are prohibited.
- d. Pets are not permitted, except service animals.

4. Cleanliness & Maintenance

- a. All trash/recyclables must be placed in appropriate trash containers. Food and beverage are permitted on the pool deck. Cleanup all spills and trash before leaving.
- b. Glass or glass containers of any kind are prohibited on the patio and pool deck.
- c. No food of any kind or chewing gum is allowed in the water.
- d. Bathroom facilities are for use by access code holders and guests.
- e. The pool will periodically be closed for maintenance during operating hours. Entrance to the pool or use of the pool during these posted times is strictly prohibited.
- f. Appropriate swim attire is required. Cut-offs are specifically prohibited because of the possibility that threads from such attire could damage the pool pump or drainage system.
- g. Please shower before entering the pool. The shower is intended for a short pre/post pool rinse and should not be used for "warming up."
- h. Disposable diapers and cloth diapers are not permitted in the pool. Any person that is not toilet trained or is incontinent must wear a tight fitting swim diaper with a plastic covering over the diaper.
- i. Damage to the pool, equipment and/or fixtures will be repaired/replaced and be assessed to the responsible access code homeowner.

Clubhouse

1. Hours of operation for use/reservations are from 6 a.m. until 10 p.m. each day. The clubhouse may be open for individual homeowner/resident use (studying, reading, quiet time, etc....) at the Board's discretion. Quiet hours are from 6 a.m. until 9 a.m. and 9 p.m. until 10 p.m.
2. All trash/recyclables must be placed in appropriate trash containers. Cleanup all spills and trash before leaving.
3. Smoking, vaping, e-cigs of any kind are prohibited.
4. Pets are not permitted, except service animals.
5. Bathroom facilities are for use by homeowners/residents and guests.
6. The clubhouse may be reserved for a rental fee (refer to the Clubhouse Rental and Use Agreement for details) by homeowners/residents in good standing/compliant as follows:

- a. The clubhouse can be reserved with a completed reservation form (required), from the DS Property Management website for the WFD: <https://www.dspropertymgt.com/associations/waterfront-master-association>.
- b. Reservations may be made, first-come-first served, but must be reserved at least seven days in advance of the requested event date. A reservation only becomes final upon receipt of the fees.
- c. Reservations will not be accepted for times of scheduled HOA meetings or Board sanctioned community events.
- d. Refer to the Clubhouse Rental and Use Agreement for cleaning requirements/options.
- e. The maximum occupancy of the clubhouse is 64.
- f. If the homeowner wishes to use the patio and/or grill in conjunction with any event being reserved and held in the clubhouse, such a use must be requested at the time the reservation is made. Depending on the time of year, the pool hours and other factors, the board may approve or deny such use.
- g. Any cost incurred or expenses accruing to the Waterfront District Homeowner's Association resulting from the use of the clubhouse shall be collected through an assessment to the culpable homeowner and will constitute a lien against the homeowner's property and shall be fully collectible.

I (we) have read and understand the rules and regulations herein governing the use of the Waterfront District Community Center with its clubhouse, swimming pool and other amenities and hereby agree to abide by them. If I (we) and any resident members of my (our) family or my (our) guests fail to abide by these rules and regulations, I (we) the undersigned understand that the Board of Directors will decide whether I (we) shall forfeit the access code assigned to me (us) that entitles me (us) to use the Community Center with its clubhouse, swimming pool and other amenities. In addition, I (we) understand that I (we) are financially responsible for any damages that may occur from use of the Community Center by ourselves, our resident family members and our guests. Any costs incurred or expenses accruing to the Waterfront District Homeowner's Association resulting from use of the Community Center shall be collected through an assessment to the culpable homeowner/resident and will constitute a lien against the homeowner's property and shall be fully collectible.

_____ (Initials) **I declare that I am a Member of the Waterfront District Master Association as defined by the Master Declaration of CC&R's. I understand that it is my responsibility to make sure that all resident members of my (our) family and any guests are aware of, understand and have read these Community Center Rules and Regulations.**

Home/Resident Address: _____.

Homeowner Name (Please Print) _____.

Homeowner Name (Please Print) _____.

Homeowner Signature: _____ **Date** _____.

Homeowner Signature: _____ **Date:** _____.