

Churchill Farms Homeowners Association

Pool Area / Playscape Rules

Revised June 2020

The Churchill Farms Pool Area and Playscape are for your use and enjoyment at your own risk. We need the cooperation of all Members to make these areas fun, safe and sanitary for everyone. Members must advise their children and guests of the rules and safety precautions. When using these areas, all Members and their guests agree to observe the following rules at all times.

- I. A COPY OF THESE POOL AREA / PLAYScape RULES WILL BE DISTRIBUTED TO EACH MEMBER HOUSEHOLD. ONE HOMEOWNER FROM EACH MEMBER HOUSEHOLD MUST SIGN OFF ON HAVING RECEIVED A COPY OF THESE RULES BEFORE BEING GRANTED ACCESS TO THE POOL AREA.
- II. DEFINITIONS.
 - a. The "Property" is defined as 145 Stonehedge Boulevard.
 - b. The "Playscape" is defined as anywhere outside the fence but on the Property.
 - c. The "Pool Area" is defined as anywhere within the fence on the Property.
 - d. The Property (Pool Area and Playscape) is considered private property and for "Members Only" (Churchill Farms residents).
- III. PROPERTY CLOSURES.
 - a. The Pool Area is open from 6 am - 9 pm from May 1st – October 15th and during GISD Spring Break. Entering the property while the pool is closed is considered trespassing and may result in the revocation of pool privileges (Refer to Section IX below), fines, criminal prosecution, and / or other enforcement action. The Playscape area is open year round.
 - b. The Board of Directors may enter the Property during closed hours expressly to ensure compliance with this rule.
 - c. The Pool is cleaned each Monday, Wednesday and Friday morning and does not normally require closing.
 - d. The Property is closed for landscape maintenance once a week. When the landscape crew arrives on the Property, everyone must vacate the Pool Area and stay off the Playscape until the landscape maintenance is complete.
 - e. The Pool Area is closed to the general membership for private parties (Refer to Section IV below).
- IV. PRIVATE PARTIES.
 - a. Members may reserve the Pool Area for private parties for a 2-hour block of time between 4 pm - 9 pm on Monday evenings only. Only one party may be scheduled on any given Monday, excluding holidays when private parties are not allowed.
 - b. The cost to reserve the pool for a private party is \$50. The \$50 fee, along with a \$100 refundable deposit, must accompany the pool rental agreement when submitted, and may be in the form of two separate checks made out to "Churchill Farms HOA".
 - c. Deposits will be returned, or at CFHOA option checks may be destroyed if not yet deposited, after the party as long as the Pool Area is left in a clean condition and there is no property damage. The party reserving the Pool Area is responsible for all damages to the Pool Area related to the Pool Area use during the reserved time.
 - d. The Churchill Farms HOA pool cannot be reserved by any homeowner for business purposes.
 - e. The Pool Area is closed to all other Members during private parties. It is the responsibility of the party goes to post signage announcing when a party is being held.
 - f. Contact the Management Company via email at info@psprop.net to make Pool Area reservations.

V. ACCESS TO THE PROPERTY.

- a. Each Member household may request one (1) proximity badge for Pool Area access by contacting the Preferred Association Management Company (PS PROPERTY MGT.) at (512) 251-6122 or via email at info@psprop.net.
- b. If a proximity badge is lost or stolen, you must notify the Management Company by email at info@psprop.net or by calling (512) 251-6122 immediately to protect Churchill Farms HOA property from vandalism.
- c. Contact the Property Manager to request new or replacement proximity badges. New, initial issue, badges are free, replacement or extra badges are \$20 each. Make checks payable to "Churchill Farms HOA".
- d. Access to the Pool Area may be declined or deactivated for any Member who is delinquent in payment of their dues.
- e. No one under the age of 14 is allowed in the pool area without being accompanied by an adult guardian. No one under the age of 18 may be considered an adult guardian.

VI. GUESTS.

- a. Members are limited to a total of four (4) guests per household (excluding private parties) out of respect for other Members.
- b. Members must accompany their guest(s) in the Pool Area.
- c. A *person* is considered to be a guest of a *Member* in any of the following situations:
 - i. A *person* uses a *Member's* proximity badge to gain access to the Pool Area.
 - ii. A *Member* allows a *person* to follow the *Member* into the Pool Area without the *person* having to use a proximity badge to unlock the gate for themselves.
 - iii. A *person* is granted access to the Pool Area by the *Member* pressing the red "Exit" button to unlock the gate.
 - iv. *Members* will be held accountable for all actions of their guest(s).

VII. GENERAL RULES.

- a. There is no lifeguard on duty at the pool. Swim at your own risk.
- b. In case of emergency, use the pool phone by the concession stand to dial 911.
- c. In the Pool Area, children under fourteen (14) must be accompanied by an adult who is at least eighteen (18).
- d. 6:00 am to 9:00 am is considered "Adult Swim Time." No one under the age of eighteen (18) is permitted to swim.
- e. No smoking in the Pool Area.
- f. No food or drink in the pool.
- g. No glass containers or glassware of any kind is allowed on the Property (the Pool Area and the Playscape Area).
- h. Proper swim attire is required. Street clothes, such as cut-offs, are not allowed in the pool.
- i. No running or diving in the Pool Area.
- j. No roughhousing, general horseplay or disorderly conduct that will endanger the safety of others is allowed in the Pool Area.
- k. No bicycles, skateboards or roller skates/blades in the Pool Area.
- l. No pets (dogs, etc.) in the Pool Area.
- m. No disposable diapers in the pool. Children who are not toilet trained must wear swim diapers.
- n. Members may ask that pool toys and equipment (rafts, radios, etc.) be stored, removed, turned off, etc. if they are creating a nuisance or safety hazard.
- o. Members are responsible for any damage they, their guests, or their children cause while using the Property (Pool Area and Playscape) and for cleaning up any mess or trash created by them prior to leaving the area.
- p. Payment for any damages caused by a member or their guest may be assessed and collected in the same manner as regular or special assessments under the declaration.

VIII. EQUIPMENT AND FURNITURE.

- a. Pool equipment (skimmer, etc.) is for pool maintenance only and may not be used or placed in the pool for any other purpose.
- b. Pool furniture (chairs, tables, etc.) must be used for sitting on the pool deck only. Any Member or Guest using any piece of furniture improperly (placing it into the pool, diving off of it, standing upon it, etc.) can have their Pool Area privileges revoked (Refer to Section IX below) and will be required to pay for any resulting damage. Safety devices (backboard, lifesaver, fire extinguisher, etc.) will be found hanging in the Pool Area. These devices are for emergency use only and must not be used or placed in the pool for any other reason.
- c. Do not adjust (turn to the side, change settings, turn off, etc.) the motion sensitive lighting devices that are installed on the pool house, gazebo and in the rest rooms.

IX. REVOCATION OF POOL AREA PRIVILEGES/FINES.

The Board of Directors may revoke the right to access of the Pool Area and Playscape for any Member, all residents of that Member's household and their guests, if the Member or their guest(s) violate any Pool Area or Playscape rule, or if they engage in any other inappropriate activity, at the sole discretion of the Board of Directors. The board may assess fines to an owner's account for any violation of these rules by the owner, the owner's family members, tenants, guests or invitees. All assessment payments may be applied first to unpaid fines, regardless of notations on checks or otherwise.

X. THESE RULES ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE BY THE BOARD OF DIRECTORS.