

## ***BRENTWOOD HILLS HOMEOWNER'S ASSOCIATION RECREATIONAL FACILITY RULES FOR POOL & COMMON AREAS***

**When enjoying our community pool, we ask that you keep the following information in mind to help keep our families, friends and neighbors safe and happy. Remember that our pools are not supervised by a lifeguard. We ask parents to diligently watch their children at all times. A baby or toddler can drown in less than an inch of water.**

Use of the facility and all common areas, including pool, tennis courts, soccer field, playground and play equipment is at your own risk. The Brentwood Hills Homeowners' Association, Inc. assumes no responsibility or liability for any actions, activities or accidents that occur on association owned property. The association does not employ lifeguards nor are the staff lifeguards. The association is neither responsible for nor liable for lost or stolen property. Bring a lock to secure valuables in the locker rooms or bike rack. Pool attendants are not authorized to safeguard, secure or watch valuables or personal property.

All infants and small children who are not potty trained, **MUST** wear swim diapers under a swim suit when in the swimming pool. If an accident occurs, the facility **MUST** be shut down for disinfection. This is an inconvenience to the entire community. If your baby is not wearing a swim diaper as required, you will be asked to remove the child from the pool immediately. Parents must remain with a child under 2 years of age when they are in the pool whether they are equipped with floatation devices or not. Children of this age may not be left unattended for any reason. Repeat offenders will have their access restricted until further reviewed by the Board of Directors.

In case of an emergency, please use the emergency wall phone or a cell phone to dial 911 for assistance.

All members & their guests must follow directions of the pool staff when a weather alert has been announced. If there is the sound of thunder, by law, the pool must be closed for the required period of time. The staff is trained in these matters and will advise when the pool will reopen.

### **Recreational Facility Hours.**

- April 1 through Sept. 30 – 8 a.m. until 10 p.m. (summer hours) may be extended at times.
- Oct. 1 through March 31 – 9 a.m. until 6 p.m. (winter hours)
- Pool cleaning and maintenance will typically take place between 9 a.m. and 10 a.m. If so requested by the pool attendant, everyone must vacate the pool and/or pool deck area. The pool attendant may close the recreational facility at any time due to maintenance needs, inclement weather or other emergency.
- Special times may be established for members that have a special interest in using the pool facilities (i.e. lap swimming). The Board of Directors with the staff, shall set the scheduled hours. This is for the designated purpose only and not for general usage.

### **Smoking.**

The entire Swim & Tennis facility including entrance ways are designated non-smoking by the Board of Directors (effective April 18, 2011). Signs are posted within the facility. Smoking on the pool facility grounds must be done in only the marked designated smoking areas across the parking lot. Members are responsible for using the approved association apparatus for cigarette or cigar butts. Violators may be asked to leave the facility and may have their facility privileges revoked.

### **Maintenance and Pool Attendant Staff.**

To help ensure that your trips to the pool are pleasant, facility monitors will be on hand. The attendants of the facility are employees of the Brentwood Hills Homeowners' Association, Inc. and report directly to the Facility Manager who reports directly to the Association President. The Board of Directors of the Association has given them the authority to act as necessary to see to the security of the facility and enjoyment of the facility by all residents. Failure to abide by their requests and decisions is grounds for ejection from the facility and suspension of admittance privileges. The employee or Board member may eject anyone from the facility and the ejection will be for the remainder of the day. The Board retains exclusive rights to temporarily or permanently suspend admittance or use privileges. The Board requires the employees to report all incidents. Incidents of harassment, abuse or physical contact between members or between a member and Association employees or contractor that endangers the well being of any individual will be reported to the Hillsborough County Sheriff's Department.

Please help out by picking up after yourselves and your guests when you use the facilities and let the staff know when something needs attention.

### **Admittance.**

All members entering the facility must show proper identification – pool card, or other identification upon entering the facility. The attendant may demand to see a member's Pool Entry Card or other identification (e.g., a driver's license with a valid Brentwood Hills

address) at any time. Failure to produce proper identification will result in ejection from the facility. The Board reserves exclusive right to suspend the access privileges of members for failure to pay association fees or fines, and other reasons permitted in the Association governing documents. The attendant is not required to open the gate for members who forget their pool entry card or proper identification. The gates will be kept locked at all times. Children under the age of 12 must be supervised by an adult aged 18 or older. Children 12 and older MUST have an access card to access the pool amenities. NO resident may open the gate for another unless they are a part of the admitting parties invited guest.

### **Pool Entry Card.**

The pool attendant administers issuance of pool entry card to the facility. To receive a pool entry card, present a copy of your Deed and a government issued photo ID to the pool attendant. One entry card will be issued per residential unit. Only the members whose names appear on the Deed may obtain a pool entry card. Absentee unit owners who have rented or leased their unit to a third party can authorize the third party to receive a pool entry card by mailing or faxing to McNeil Management Services, Inc., a notarized authorization letter including the name of the authorized receiver and a copy of the Deed for the Unit and a current copy of the lease between the tenant & unit owner. The recipient must be a resident of the unit. After receipt of such authorization by McNeil Management Services, the authorized receiver can obtain their pool entry card from the pool attendant upon presenting a valid government issued photo ID. This may take several days for this process to be completed. The unit owner is responsible for the actions of their renters and lessees.

Lost Pool Entry Cards will be replaced upon payment of a \$20.00 fee (in check or money order made payable to Brentwood Hills; no cash) to the pool attendant. Only duly authorized unit owners or lessees may obtain a replacement. Notify the pool attendant or McNeil Management Services immediately if a Pool Entry Card is lost or stolen.

### **Guests.**

The residents of a unit/18 or older are limited to six (6) guests at any one time, 13-17 are only permitted to bring (2) guests. (See below for parties of more than six guests.) Residents must accompany guests at all times. Loaning or giving a pool entry card to anyone who is not a permanent resident in your household is prohibited and will be grounds for ejection and may result in temporary or permanent revocation of facility privileges by the Board of Directors.

### **Pool Rules.**

- Members or guests may not enter the office area or any storage area at the facility unless accompanied by an attendant. Members and guests may not enter the pump/filter area at the pool nor operate the pool controls at any time.
- Any person who appears ill, who has an open wound or who has a communicable or infectious disease (e.g., chicken pox) will not be allowed in the facility at any time.
- All swimmers must shower before entering the pool.
- Anyone who appears intoxicated or under the influence of a controlled substance will not be permitted to the use of the facility.
- Children under the age of 12 are not permitted in the facility unless accompanied by a responsible adult at least 16 years of age (preferably a sibling or parent). Remember that there are NO LIFEGUARDS.
- Children, 2 and under, are permitted in the pool with or without a floatation device, as long as they are accompanied by a parent or adult guardian at all times.
- Proper swim attire is required when using the pool. No cut-off jeans, street clothes or cotton material is allowed in the pool. No T-backs or inappropriate swim wear are permitted. Such decisions are at the discretion of the pool staff. Children with diapers are not allowed in the pool. Proper infant swimwear is required. No cotton material in the pool.
- No diving, back flips, horseplay, running, standing or sitting on shoulders of another, or other careless actions from the pool edges are permitted. After 1<sup>st</sup> warning is grounds for ejection from the facility.
- Pool toys, inflatable toys, inflatable rafts or other like items are permitted only with the permission of the pool attendant. Generally, if the pool is not busy, they will be permitted. However, if the pool is or becomes busy/crowded, the attendant will request that all such items be removed from the pool and deck area. Large inner tubes, rafts for more than two people, life boats, canoes, or other items that may become lodged in the pool's plumbing or pumps, wood items, and metal items are not permitted in the pool at any time. The attendant's decision on the use of these items is final.
- No pets of any kind are allowed in the facility (including pool, tennis courts, or playground area).
- No food or beverage is allowed in the pool area except in the areas off of the main pool deck under the roof of the clubhouse. No grills or similar cooking devices are permitted in the pool area at any time. Grills are permitted in the open area of the playground field adjacent to the pool. No glassware, bottles or breakable items are permitted within any portion of the facility. Chewing gum is prohibited.
- No furniture is to be removed from the facility.
- **"Boom Boxes"** and the like are discouraged. Volume must be kept at a minimum at all times as not to disturb other users of the facility. The pool staff has authority to request that volumes be reduced if deemed necessary or there are complaints from other members.

- Loud, profane or abusive language is absolutely prohibited. No verbal or physical abuse will be tolerated. Members and their guests will be asked to leave for the remainder of the day. Continued misconduct of this nature may result in temporary or permanent suspension by the Board of Directors.
- All users of the recreational facility should clean up after themselves and not leave trash of any kind. This is a non-smoking facility and only designated areas may be used for smoking. (See Smoking rules above)
- All vehicles must be parked in proper parking spaces in the facility parking lot. Parking on any sidewalk or grass area is prohibited. No parking is permitted overnight or when the facility is closed.
- Members and their guests may not park in the Child Care parking lot unless approved in advance by the pool staff.

#### **Pool Parties (more than 6 guests for residents of a single household).**

**The Swim & Tennis area is not available for private rental and shall remain open to other members and their guests during normal operating hours. The resident reserving any portion of the facility shall be responsible for any and all damage and expenses arising from the event.**

- The facility is divided into three sections – the pool side, the grill side and the playground area.
- One party is permitted at a time subject to the following:
  - Parties are permitted **only** during regular winter and summer hours in the common area.
  - Parties must be sponsored by one or more members.
  - Homeowners must fill out the reservations form with the pool attendant at least 7 days in advance and pay a deposit (see below). Date will not be locked in unless a check is attached to the application 7 days prior to the party. Reservations are on a 1<sup>st</sup> come 1<sup>st</sup> serve basis. The reserving member will be given a set of rules at the time of requesting the reservation.
  - Parties are limited to 35 people (guests and residents).
  - The resident hosting the event must be present at all times and all their guests must be informed of facility rules.
  - A \$100 deposit (check or money order to Brentwood Hills; no cash) must be made at the time of reservation. The deposit will be refunded provided that:
    - (a) the party area is left clean, deck swept, tables wiped down, ensure all garbage is removed and placed in dumpster, replace with garbage liner, restore all furniture to their original position;
    - (b) ensure that no damage has occurred to the common area or association property;
    - (c) any other reasonable issue that the board or staff feels may create a cost to the association.
- In the event that these conditions are not met, the entire deposit will be retained to cover cleanup and repair costs.
  - An additional assessment may be incurred by the sponsor(s) of the event should \$100 not be sufficient to cover the costs incurred by the association. All parties at the facility are subject to approval by the pool attendant.
  - Parties are permitted only if the pool attendant determines the party will not have a substantial affect on the residents' enjoyment or use of the facility during the time of the party.
  - Parties during peak pool hours or on busy days may be limited by the pool attendant/staff management.

#### **Bulletin Board.**

**The community bulletin board is strictly for association information, announcements and events.** Nothing may be placed on the bulletin board that has not been previously approved by the Pool Management or the Board of Directors. No publication will be allowed that defames the Association, Management Company or association officers as this is for public view of realtors and their prospective clients. The pool manager will review all postings prior to posting. All obsolete or outdated postings may be removed at the discretion of the pool staff without further notice. Reservations for the soccer field, tennis court or playground may be posted on the bulletin so as to notify residents of the reserved activities.

#### **Tennis Court Rules.**

The tennis courts are for playing tennis. All other activities are prohibited. This includes skateboard, roller skates, in-line skates, bicycles, basketballs, volleyballs, soccer balls, radio controlled toys, or any other object that the pool staff deems inappropriate and not conducive with the purpose of the court. Please limit play to one hour when others are waiting. Proper attire and shoes are required. Tennis court is closed after dusk (sunset).

Usage of the courts works on a first come, first serve basis unless otherwise programmed or schedule with the Association or facility staff.

The courts are for Brentwood Hills members and their guests

Reserved activities by the association will be posted on the bulletin board outside of the main entrance to the pool.

Use of glass containers on the tennis court is not permitted.

No climbing on the nets or fences.

Tennis players and their guests are responsible for clean up after use. Trash must be put in the appropriate receptacles.

#### **Soccer Field Rules.**

**This is Private Property and intended for use by members of Brentwood Hills; it is not intended for public use.**

Use of the soccer field area is permitted from 9:00 a.m. until dusk. Please use caution when on the soccer field as there are sprinkler heads in the field and surrounding areas.

A member must be present at all times and must have checked in at the pool office before beginning play;  
A Pool Entry Card is required and must be available for presentation at all times;  
Goals are to be anchored at all times and may not be moved; NO climbing on the goals or overturning them.  
No climbing on the nets or hanging from the cross or side bars;  
No LITTERING—each member/team is responsible for policing their sideline for trash and depositing it in the trash receptacles provided.  
No vandalism of community properties  
No unauthorized field usage; any programmed or regularly scheduled games must be first approved by the association Board in advance.  
NO loitering; NO animals; NO golfing, NO motorized vehicles, NO bikes Use of the soccer field is permitted for various sports activities. Organized groups (e.g., teams) are permitted to use the field provided that the use is sponsored by a resident that is directly connected with the team organization – either as a coach or parent of a team member. The Board recommends that the Association member sponsor be present while the field is in use. If the team's or group's use of the field is challenged by a Board member or employee and the Association member sponsor cannot be determined or cannot be reached to answer questions or the group cannot provide a current Pool Entry Card, the group will be ejected from the field.  
The Association or authorized designate have the right to require the removal of any individual (player, coach or spectator) or team from the common areas that violate any of the posted regulations or who pose a threat to others due to violent, inappropriate or unruly behavior as determined by the association staff or member of the association.  
The association or authorized designate has the right to cancel any event, in whole or in part, if in their opinion the field or weather conditions exist that are dangerous to the players or are detrimental to the viability and maintenance of the turf.  
Parking is prohibited around the soccer field, in the pine forest or on private property.  
Parking is restricted in the pool facility parking lot and the Child Care Center.  
All participants must check in at the pool office before they begin play or take the field.  
NO restroom facilities are available; the restrooms at the pool are not available; public display of indecent exposure or bodily relief will be cause for the entire team to be removed from the field and all activities cancelled.  
THE ASSOCIATION ASSUMES NO RESPONSIBILITY OR LIABILITY FOR ANY ACTTIVES, ACCIDENTS OR INJURIES THAT OCCUR DURING THE USE OF THE FIELD BY ANY MEMBER, RESIDENT OR GUEST.

Motorized vehicles of any size, type or purpose are prohibited from any and all common areas. This includes the recreational facility, soccer field, storm drain retention areas, pine forest, medians and sidewalks. Violators will be reported to the Hillsborough County Sheriff's Department.

Residents/Members who sell their property in Brentwood Hills must return their Pool Entry Card to the pool attendant. The same applies to renters and lessees that move out of Brentwood Hills.

Modifications to these rules and procedures (including pool hours) may be made from time to time as seemed necessary by the Board of Directors.

For a complete set of rules and regulations you may obtain a copy located in the pool office or on our website: [www.mybhhoa.com](http://www.mybhhoa.com)

These are your amenities. Please treat them with care and respect and do your part to make sure that our common areas remain enjoyable and safe.

### **Disciplinary Actions**

- A) Failure to comply with these rules or any part thereof, shall be considered sufficient cause for members/guests to be denied the use of the pool by the pool attendant on duty, for a period to be determined by same (usually the remainder of the day). Persons under 18 will be denied access until we are able to speak with a parent or guardian appearing before association management or pool manager before privileges are reinstated.
- B) The pool attendant shall report all such suspensions to the association management as soon as possible and file an incident report of such activities.
- C) More serious violations will require a meeting with pool management or board of directors before any such reinstatement. Failure to comply with suspension order may result in permanent revocation of pool membership.
- D) The Association reserves the rights afforded it under the governing documents.
- E) Any person deliberately damaging pool furniture or common areas or trespassing after or during pool hours or after, such privileges will be immediately suspended and the activities reported to the local authorities. This may result in permanent revocation of pool membership. Damages must be repaid and the association may takes all appropriate means to recover said sums from the member or the property owners guests.