

Rozzelles Landing Homeowners Association, Inc.

Care of Cedar Management Group

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June 20, 2008

Dear Resident of Rozzelles Landing HOA,

In our unwavering and solemn dedication to ensuring a safe and enjoyable experience by all Homeowners within Rozzelles Landing, we have experienced many actions that have prompted action with regard to the swimming facilities.

During the first several weeks of this year's swim season, there have been many serious issues that could have proven detrimental to not only the enjoyment of other residents, but to the safety of residents as well. Among the items noted was the fact that many glass bottles were being brought to the pool. This item alone would result in the pool being shut down by the Department of Health. There have also been numerous instances of individuals who do not live in Rozzelles Landing using the swimming pool. As these items have created great concern by the Board of Directors, the Rules for the pool and pool area have been updated to address several of these issues.

Enclosed are the updated Rules for the use of the pool moving forward. These Rules were created for the safety of all Homeowners and to help guarantee an enjoyable experience for all those using the pool. They will be enforced by the Board of Directors and Cedar Management Group. Violations could result in being asked to leave the pool area and could result in fines. Any questions or concerns should be directed to Cedar Management Group at the contact information contained above.

Moving forward, each household will also be given pool bracelets to help identify homeowners who live in Rozzelles Landing, and more importantly, limit those who do not. Each home will be given 2 bracelets for adult residents, and 2 guest bracelets.

We ask that each Homeowner follow these Rules and act in a safe and courteous manner to ensure a safe and happy remainder of the swim season.

Warm regards,

Cedar Management Group

For the Board of Directors of Rozzelles Landing HOA

2008 ROZZELLES LANDING COMMUNITY POOL RULES

INTRODUCTION

It is the intent of the Rozzelles Landing Board of Directors to provide these rules and regulations for the mutual enjoyment of the homeowners and their guests. The obligation of enforcing these rules and regulations for the good of all the homeowners is placed primarily in the hands of all residents, the Pool Committee, the Board of Directors, and the Pool **Management** Company. This will ensure the homeowners of all of the courtesies, comforts and services they are entitled to. It is further the duty of the homeowners to know the rules and regulations and to cooperate with the pool committee, Board of Directors and **Management** Company in their enforcement. The Board of Directors reserves the right to amend these rules and regulations without notice. These rules and regulations are effective beginning June 2008.

Conduct at the pool must be such as to provide the greatest pleasure for the greatest number. The pool **management** company and Directors are given full authority to enforce all rules and regulations, and to modify these rules for the safety of all participants. Homeowner cooperation is required.

General Rules and Regulations

- a. Homeowner Association (HOA) dues must be current.
- b. No outstanding Architectural Control violations on file.
- c. No outstanding violations or outstanding fees.
- d. It is prohibited to make copies or give existing key to non residents of Rozzelles Landing, including relatives.
- e. The pool **management** company/Board of directors has the right and responsibility to close the pool at its discretion.
- f. Persons entering, or remaining in, the pool after closing will be trespassing and subject to arrest and prosecution.
- g. Foul or abusive language will not be tolerated and are grounds for suspension of membership privileges or expulsion from the pool.
- h. Children under the age of 16 (may be ask to show ID) must be accompanied by an adult or authorized resident age 18 or older.
- i. All swimmers should shower before entering the pool. This is necessary to reduce the amount of oil that enters the pool.
- j. Appropriate swim attire is to be worn on pool grounds. **This is a family environment** – no cut-offs or thongs will be permitted.
- k. Children wearing diapers must wear swim diapers or rubber pants under their bathing suits.
- l. No pets, horseplay, skateboards, rollerblades, bikes or running is allowed in the pool area.
- m. Diving is not permitted anywhere in the pool.
- n. The pool **management** company is not responsible for lost or stolen items or items left at the pool.
- o. Smoking is permitted, but not in the pool. Please dispose of your cigarettes properly. Do not extinguish your cigarettes on the pool deck or in the grass. Please be considerate of others.
- p. No GLASS containers of any kind are permitted in the pool area. Food and/or drinks should be in unbreakable containers, and should not be consumed in or near the water. (See also *Food/Drink* section below)

Pool Grounds

- a. Clean your area when you leave. There are multiple trash receptacles in the area, if these are full, please take your garbage back home with you when you leave.
- b. Report damaged furniture to the **management** company.
- c. Pump & storage room is for pool **management** use only. Please keep children out of the pump & storage room.

Floation Devices

- a. Swim floaties are permitted. An adult must accompany children using swim floaties in the large area of the pool.
- b. No rafts, surfboards, boats, baby pools, etc. will be permitted.
- c. During times of peak pool usage, the Board of Directors, in its discretion, can limit the use of all flotation devices (Except swim floaties).

Hours of Operation

- a. The pool season will begin on Saturday, May 24th and end on Monday, September 29th.
- b. Normal pool hours are:

Sunday - Thursday 10:00 AM – 9:00 PM

Friday - Saturday 10:00 AM – 10:00 PM

Adult swim is allowed on Saturday and Sunday mornings starting at 8 AM, if Pool Management Company comes to check pool resident must leave pool until they are finished.

The pool will be monitored at certain times during the season and residents should be ready to show ID to the Monitor.

Food/Drink

- a. No glass containers are permitted.
- b. No chewing gum is allowed in the pool area.
- c. No eating, drinking or holding any item to be consumed while in the pool, around the pool edge (deck) or on the pool steps. *Please, parents do not allow your children to walk around the pool or sit on any steps while eating.
- d. Alcoholic beverages must be concealed (can huggers or cups – NO GLASS).
- e. **Management** and the Directors reserve the right to ask any person who is considered unruly, intoxicated, or otherwise misbehaving to leave the premises.
- f. There will be no grilling at the pool unless it is a Board sanctioned Community-wide event.

Guests

- a. Guests may use the pool at a members' invitation only and must be accompanied by the member at all times.
- b. Each family/household is limited to a maximum of two (2) guests. The Board, at its discretion, reserves the right to further limit this number during times of peak pool usage.
- c. Members are responsible for the conduct of their guests. Disruptive guests could subject members to suspension or revocation of pool privileges.
- d. No resident or anyone in their home that is not in good standing Rozzelles Landing HOA may be a guest.

Pool Bracelets

- a. Any adult who does not have on a pool bracelet may be asked to leave pool area.