

Settlers Bridge HOA – Pool Rules & Regulations

www.settlersbridge.org

Welcome to the Settlers Bridge community pool! To ensure a safe, clean, and enjoyable environment for all 249 residences, the Board of Directors has established the following rules. Compliance is mandatory for all homeowners, property managers, renters, and guests.

1. Hours & Access

- **Pool Hours:** 7:00 AM to 10:00 PM daily (unless otherwise posted by the HOA Board).
- **Exclusive Use:** Pool facilities are strictly for the use of Settlers Bridge residents (owners and renters) and their authorized guests.
- **Key Card Requirement:** An active key card is always required to access the pool facilities.
 - Only one (1) active key card is issued per residence.
 - Cards are only active after all HOA dues and fees are paid in full.
 - **Security Rule:** Never prop open the entry gate or hold it open for another party. The gate must remain closed and latched at all times.
- **Replacements:** Please allow one (1) week for the processing and replacement of pool keys. A \$25 fee applies for lost, damaged, or stolen cards.

2. Supervision & Safety

- **NO LIFEGUARD ON DUTY:** Individuals use this facility at their own risk. Neither lifeguards nor pool attendants are present at any time.
- **Child Supervision:** All children under the age of 14 must be accompanied and actively supervised by an adult at all times.
- **Conduct:** Running, roughhousing, diving, or unsafe behavior is strictly prohibited anywhere within the pool enclosure.
- **Authority:** Residents and guests must always follow the direct instructions of the HOA Board of Directors and their designated representatives.

3. Guest Policy & Capacity

- **Resident Accompaniment:** Settlers Bridge residents must remain with their guests at the pool facilities at all times.
- **Guest Ratios:** Residents must maintain a reasonable resident-to-guest ratio.
 - **No private pool parties or large gatherings are permitted.**
 - As a general guideline, a maximum of **5 guests per household** is recommended.
 - The Board recognizes that a rigid numeric limit may not fit every situation and will evaluate disproportionate ratios subjectively. *If in doubt, seek permission from the Board beforehand rather than asking for forgiveness later.*

4. Pool Health, Sanitation & Water Safety

- **Contamination Closures:** If the pool becomes contaminated, it will be closed immediately to everyone until it can be thoroughly disinfected and cleared for public use.
- **Fecal Matter Protocol:** Any sign of fecal matter from any source will result in an immediate emergency closure of the pool.
- **Swim Diapers:** Standard diapers are strictly prohibited in the water. Any children who are not fully toilet trained must wear specialized swim diapers or plastic training pants.

5. Food, Beverages & Prohibited Items

- **Food & Drinks:** All food and beverages must remain outside of the pool water itself (keep them on the pool deck/patio areas).
- **Alcohol & Glass:** Glass containers and alcoholic beverages are strictly prohibited anywhere inside the pool facility. Please leave these at home.
- **Smoking & Vaping:** Smoking, vaping, and tobacco use are prohibited inside the pool fence and must be kept at least 25 feet away from the outer perimeter fence.
- **Audio Equipment:** To maintain a peaceful environment, personal audio equipment may only be used with headphones.

6. Toys, Pets & Property Maintenance

- **Inflatables & Toys:** Large inflatable float toys, mats, or devices larger than 30 inches are allowed *only* if the pool is not busy. If the pool becomes crowded, please be considerate and immediately remove large toys from the water to ensure a safe environment for all.
- **Animals:** Pets are not permitted inside the pool fence, with the exception of trained, certified service animals. **Note:** All animals, including service animals, are strictly prohibited from entering the pool water at any time.
- **Cleanliness:** Residents and guests are responsible for keeping the premises clean. Leaving trash, debris, or a mess behind is a direct violation of community rules.
- **Furniture:** Poolside furniture must remain outside of the water and on the deck. If you move furniture during your visit, please return it to its original location before leaving.
- **Wheeled Apparatuses:** Bicycles, skateboards, roller skates, scooters, and other wheeled toys must remain outside of the pool fence and must never block the entry gate or pedestrian pathways.

7. Liability, Acknowledgments & Enforcement

By utilizing the Settlers Bridge HOA pool facilities, you acknowledge and agree to the following legal and operational terms:

- **Assumption of Risk:** I acknowledge that the pool does NOT have lifeguards or attendants. I understand that all members of my household and our invited guests use the pool facilities entirely at their own risk, and agree to abide by these rules as well as any future updates communicated via email blast or otherwise posted.
- **Violations & Penalties:** I understand that violation of these pool rules may result in an immediate warning, an enforcement fee, and/or the suspension of pool privileges. Suspension includes the deactivation of the Key Card for the entire property for a duration determined by the HOA Board. The Board will weigh the severity of the violation, any prior offenses on record, and the cooperation of the individuals during the notice of violation.
- **Financial Responsibility:** I acknowledge that the property owner may be held financially responsible for all costs arising from a disregard for these rules, acts of malicious mischief, or vandalism committed by household members or invited guests that result in damage to the Association's equipment or facilities (including emergency contamination cleanup costs).
- **Release of Liability:** I expressly understand and agree that neither the Settlers Bridge Homeowners Association, its Officers/Directors, nor Association Members shall be liable for any claims, demands, injuries, damages, or death to persons or property arising out of or in connection with the use of the Settlers Bridge pool or other Association facilities.