

## OAKMONT COMMONS HOMEOWNERS ASSOCIATION POOL AND CLUBHOUSE RULES AND POLICIES

These rules are in accordance with Article III Section 4 (as amended) and Article XI Section 2 (as amended) of the Oakmont Commons Homeowners Association (OCHA) Declaration of Covenants conditions and restrictions. The Board of Directors hereby adopts the following Pool Rules and Policies for the purpose of providing a healthy, safe and pleasant environment for all OCHA homeowners and their guests.

- All rules of the pool area must be obeyed. Failure to comply will be considered sufficient cause to deny homeowners of pool privileges. The Management or Association may suspend privileges for an indefinite period of time. In such cases the homeowner's electronic access cards will be deactivated.
- Pool hours are 9:00 am to 9:00 pm Sunday through Saturday. Card keys will monitor homeowners who enter and exit the pool area. **For security reasons, the electronic gate will automatically lock at 9:00 pm and will not reopen until the following morning.**
- Homeowners are required to sign the logbook for themselves and guests. Upon signing the logbook, you will be signing an acknowledgment waiver stating that you are responsible for yourself, guests and your possessions when at the pool.
- Homeowners are permitted to bring guests, which shall be limited to three (3) Guests per homeowner family and must be accompanied by a homeowner at all times.
- The host homeowner must accompany his/her guests at all times and is responsible for their guests' conduct at all times. Failure of guests to comply with the pool rules is considered sufficient cause to deny the host homeowner of pool privileges.
- Homeowners shall be responsible for cost of repair or clean up due to damage caused by members of their households, tenants and all guests.
- Children under 16 years old must be accompanied by an adult. Children are the sole responsibility of their parents.
- No person may be in the pool or the pool area in an intoxicated condition, without being subject to disciplinary action by the local authorities and/ or the OCHA Board of Directors.
- Abusive, offensive (vulgar) and aggressive language along with shouting is not permitted. Any instances should be documented and reported to the management company.
- No weapons or illegal substances are allowed in the pool area. Individuals who violate this policy will be permanently banned from the pool area and community room and reported to the appropriate authorities.
- Personal music devices must be battery operated and used with headphones.
- Smoking is prohibited in the pool area. A smoking area with bench and butt disposal container is provided outside the clubhouse.
- Diving, running, pushing, and rough play are prohibited.

- Safety floatation devices that can be worn are permitted; however, for the protection of the pool and participants, oversized pool toys/ volleyballs/ Frisbees and tennis balls are prohibited. Single person rafts are prohibited when the pool is crowded. Personal items (such as rafts and toys) shall not be left in the pool at any time while the owner of such items is not in the pool. Abandoned items left in the pool area at the end of the day will be discarded.
- Infant strollers are permitted; bicycles, wagons, riding toys, etc. must be kept outside the pool area.
- Pets are not permitted within the pool area or tied to the fence. Keep your pet safe at home.
- All trash must be deposited in the trash receptacles. Babies must wear swim diapers. Disposal of diapers in the pool area is unsanitary and can be a health hazard. Please take soiled diapers home with you.
- Food should be eaten at the tables or grass area. Keep food and drinks away from the pool. Avoid sharp objects or other dangerous articles at the pool.
- Glass containers, including glass baby bottles and other breakable or dangerous objects, are not permitted in the pool area at any time.
- Cooking devices, hibachis, grills; steamers, etc. are prohibited in the pool area or clubhouse.
- Proper swim attire is required at all times. No cut offs, under garments, or street clothes with the exception of T-shirts, are allowed. Thong swimwear is prohibited.
- During the approach of an electrical storm, all bathers must leave the pool area according to Pennsylvania State Law.
- All injuries, however slight, must be reported to the management company immediately. If more serious injuries occur, a 911 phone is available on the pool patio. All homeowners and guests using the pool facilities do so at their own risk. Management or the Association will not be responsible for any accident or injury that occurs at the OCHA pool property.
- Admission to the pool may be refused to persons having a skin disease, cold, nasal or ear discharge, excessive sunburn, open sores or bandages.
- OCHA will not be responsible for loss of personal property in or about the pool area, clubhouse, grounds or parking areas.

Updated 2/09; 5/10; 5/11; 4/12; 4/13; 5/17; 3/21; 5/23