

**THE RETREAT AT GREENBRIER CONDOMINIUMS
RULES AND REGULATIONS**

EXHIBIT B – Pool Rules and Regulations

(Revised: January 20, 2020)

[Pool Maximum Capacity: 63 persons.]

The purpose of these Rules is to provide a pleasant environment for the enjoyment and benefit of Residents and their guests and to ensure the safe and sanitary operations of the Pool facilities.

Residents are responsible for ensuring these Rules are understood and followed by their guests prior to using the pool facilities.

Residents are not to provide the Clubhouse security code to guests, in order to prevent unauthorized entry to the Clubhouse by non-residents.

Access to the pool area is through one of the (3) three gates surrounding the pool – NOT through the Clubhouse.

1. Resident Responsibilities

- a. Use of the pool facilities is restricted to residents and four **(4)** guests per Unit.
- b. Guests must be accompanied by a resident at **all** times, not just an adult guest accompanying other guests.
- c. Residents and their guests are not permitted to use the pool facilities if the resident has a past due assessment balance with the Association.

2. Dates and Hours of Operation

(Subject to change, based on yearly contract with Pool company.)

- a. Dates: Opens: Memorial Day
 Closes: Labor Day
- b. Hours: 8:00 AM – 9:00 PM
- c. Hours of Operation are subject to change at the discretion of the Board of Directors due to inclement weather conditions, equipment failure, and water contamination or for any reason that places a user at risk.

3. Schedule and Number of Pool Users:

| | | |
|---|--|-----------------------|
| Residents and up to 4 adult guests, 21 or older, per Unit | Monday through Friday | 8:00 am to 12:00 noon |
| Residents and up to 4 guests, any age, per Unit | Monday through Friday | 12:00 noon to 9:00 pm |
| Residents and up to 4 guests, per Unit | Saturday, Sunday and Holidays ¹ | 8:00 am to 9:00 pm |

¹ Even if the Holiday falls on a Monday through Friday

4. **Safety**

- a. THERE IS NO LIFEGUARD ON DUTY AT THE POOL. All swimming and other activities in the pool area are done at the individual's own risk.
- b. The Association, the Board of Directors or its agent(s) will not be held responsible or liable for any accident or injury arising out of the use of the pool and the surrounding deck area.
- c. Users/swimmers are cautioned about swimming alone. It is recommended that at least one other person be in attendance at all times when a swimmer is in the water.
- d. Individuals having infectious diseases, inflamed eyes, open sores etc., are not permitted in the pool.
- e. First time users of the pool facilities are strongly advised to become familiar with the operation of the safety equipment that is attached to the exterior wall of the Pool House.
- f. The phone located on the patio, attached to the exterior kitchen wall, may be used in an emergency. Users are encouraged to bring their personal cell phones for use in an emergency.
- g. To prevent slipping accidents, pool users are required to dry off before entering restrooms, which are to be accessed through the outside restroom doors.

5. **Swimwear Requirements**

- a. All swimmers must wear appropriate bathing suits when using the pool facilities. Blue jeans, cut-offs, thongs or other provocative clothing are not allowed to be worn in the pool.
- b. All children are required to be potty-trained or wear "swimmers." Diapers are not permitted to be worn in the pool.
- c. Cover-ups over wet swimwear/wet bodies and foot coverings must be worn when in the Clubhouse in order to prevent water damage to the floors and furniture.
- d. Users are requested to shower before entering the pool. Showers are located on the exterior Clubhouse wall.

6. **Standards of Conduct**

- a. **Diving** and **jumping** into the pool are prohibited. Such activity can impair the safety of others, as well as their enjoyment of the pool.
- b. Running, pushing, shoving, dunking, wrestling and all other types of horseplay or disturbances are not permitted in the pool and on the surrounding pool decking.
- c. Loud, offensive and vulgar language is prohibited and is sufficient reason for the offender to be told to leave the pool and the pool facilities.

7. Equipment

- a. Lounge chairs, tables, table umbrellas, grills and the gazebo are available on a first-come, first-serve basis. They cannot be reserved in advance.
- b. Users may bring their own chairs and tables from their own home and must take them home upon leaving the pool deck area.
- c. Only small, battery operated devices that are used with headphones or ear buds are allowed in the pool deck area.
- d. All personal items including children's toys and play equipment must be removed from the pool area upon departure of the resident.
- e. No pool equipment may be removed from the pool area. In the event pool property is damaged, the costs of repair or replacement will be charged to the responsible party.
- f. Users of tables equipped with an umbrella are responsible for closing the umbrella prior to leaving the pool facility.

8. Restrictions

- a. Glass bottles, glass containers or other breakable containers are prohibited in the pool and on the pool deck area.
- b. Food and/or beverages cannot be consumed while in the pool or within 10 feet of the pool (per City Health Code).
- c. **No smoking or vaping** inside the Clubhouse or anywhere on the Clubhouse and pool grounds.
- d. No pets are allowed in the pool or on the pool deck area at any time.
- e. Pool facilities cannot be reserved for private parties.
- f. All activities that are accompanied by singing, cheering, shouting, yelling or similar loud noises shall cease after 9 PM in order not to disturb those residents living in the Units adjacent to the pool area.

9. Restrooms

- a. Users are to enter the Gentlemen's and Ladies' Restrooms through the exterior restroom doors of those facilities only, until 6:00 pm. After 6:00 pm, both bathrooms can be accessed utilizing the side entrance near the gate.
- b. Users are expected to dry themselves off prior to entering a restroom. Failure to do so could cause a person to slip and fall, causing a possible/potential serious injury.
- c. Users shall ensure that the restroom is in an appropriate state of cleanliness upon leaving the facility.
- d. The last pool reader of the day is responsible for ensuring restroom doors are locked upon leaving the facilities to prevent entry to the Clubhouse by non-residents.

10. Trash

All trash is to be placed in the appropriate containers provided outside the Clubhouse.

11. Enforcement of Rules

- a. A resident may request an offender to cease any action, verbal or physical, that violates the rules established for the pool facilities. Should the negative behavior continue, the offender can be asked to leave the pool area.
- b. Should the offender continue the inappropriate behavior, the resident is encouraged to contact a Board member and to provide the name of the offender, a description of the behavior, and the date of the offense.
- c. The Board will take such corrective action that it deems appropriate for the offense.