

## Breckenridge Home Owners Association Pool Rules and Regulations

Beginning May 12, 2017, the pool will be opened. As such, it is time to update homeowners understanding of the pool rules and regulations. Please initial your understanding and agreement with the following:

\_\_\_\_\_ **Homeowner's** are defined as person(s) listed on a deed for property in the Breckenridge subdivision. **Residents** are defined as the persons who reside in Breckenridge subdivision. Residents are responsible for the conduct of their children, and guests at all times. Residents must accompany their children and guests (MAXIMUM of four (4) guests in pool area per property) at all times while in the pool and surrounding area. **Pool users** are defined as, and limited to the owner, and/or tenant(s) of record, their children and guests. **Guests** are defined as anyone who does not reside in the Breckenridge community subdivision.

\_\_\_\_\_ Each *owner* in good standing with the Architectural Control Committee (ACC) and without any violations or liens against the property will be issued one pool access card free of charge. Replacements for same require the owner to report their lost access card as soon as possible to Breckenridge Homeowner's Association (HOA) via email (breckenridgehoa@hotmail.com), or by calling 256.922.1080. The HOA is not responsible for lost or stolen cards. The cost for a replacement access card is \$50.00, and will result in the deactivation of the originally issued access card.

1. The pool is open at some point in May and closed at some point in September (dates vary), and pool is open for use during the hours of 10:00 a.m. through 10:00 p.m. All pool users are to enter the pool area using their assigned pool access card. Your neighbor who does not have a pool access card is not considered to be a guest; nor are access cards transferable to others. A computer record is kept of all key cards that enter and exit the pool area.
2. Gates must remain latched and locked at all times **IN ACCORDANCE WITH COUNTY CODES AND INSURANCE REQUIREMENTS**. Therefore, gates cannot be propped open. An alarm will sound if the gate is left open or not properly closed.
3. Use of the pool is at **YOUR OWN RISK**. The Breckenridge Homeowners Association **DOES NOT** employ a lifeguard, and assumes no responsibility for the safety of any person(s) using the pool.
4. Proper swimwear (bathing suits) must be worn in the pool. No street clothing is permitted as a substitute for proper swimwear.
5. People under 3 years of age must wear swimmer pants. No diapers in the pool.
6. People under the age of 18 must be accompanied by an adult. No more than four guests/children are permitted at a time..
7. No person with an infectious disease is permitted to enter the pool.
8. No running, pushing, diving, rollerblading, skateboarding, bicycling, or throwing water balloons is allowed in the pool area.
9. No gum, or glass is allowed. Cigarette/cigar butts and all trash should be placed in the proper receptacles.
10. No profane language, inappropriate behavior or loud music is permitted.
11. Pool rings, and noodles are allowed. No oversized water toys or large rafts are permitted.
12. No pets are allowed in the pool area.

\_\_\_\_\_ As a Breckenridge Homeowner, I understand this pool is provided for the use and pleasure of all residents, and consideration and compliance will help to keep it a pleasurable experience. Violations of the pool rules by my tenant(s) or guests may cause a \$100 fine to be imposed on my property. Further, I assume financial responsibility for any damage(s) or vandalism caused by my tenants and guests. I am aware that the pool areas are monitored by surveillance cameras, and that said video may be used to assist in prosecution of any and all crimes on the property; and/or for enforcement of rules of the Breckenridge Homeowner's Association. Moreover, my access card may be deactivated for non-payment of HOA dues, late charges, ACC violations, and/or outstanding liens.

### POOL USE AGREEMENT

Based on my understanding and agreement of the above, I hereby request pool access for use by my family, guests or tenants. I am aware that Breckenridge is a deed restricted community, and that **access to the amenities may be suspended for non-payment of Homeowner's Association dues, and/or for rules violations as outlined above by myself, or my guests or my tenants, and failure to adhere to obey the rules may result in disabling of the pool access card, monetary damages, or both.**

Residence address: \_\_\_\_\_ Lot # \_\_\_\_\_ Pool Card# \_\_\_\_\_

Owner Name: \_\_\_\_\_ Signature of owner: \_\_\_\_\_

Email address: \_\_\_\_\_ Phone number: \_\_\_\_\_

Tenant Name: \_\_\_\_\_ Tenant's phone number: \_\_\_\_\_