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***MEADOWBROOK WOODS HOMEOWNERS ASSOCIATION***

***POOL RULES AND PROCEDURES***

***SUMMER 2010 EDITION – REVISED April 13, 2010***

## Introduction

### i. Rules:

These Rules and Procedures have been developed to ensure that all our residents receive the greatest safety, comfort enjoyment possible from the use of the pool provided as part of Home Owners Association (HOA) membership. They have been established by the Meadowbrook Woods HOA (MBW HOA) Pool Committee (hereinafter referred to as the “Committee”) in coordination with and approved by the MBW HOA Board of Directors. MBW HOA Members are requested to review these rules and procedures and to cooperate in their enforcement. Any questions or recommendations should be made in writing to the MBW HOA Community Manager, Attn: Pool Committee, 13998 Parkeast Circle, Chantilly, VA 20151-2283, or by e-mail at [jfenton@sequoiamanagement.com](mailto:jfenton@sequoiamanagement.com).

### ii. Management:

In an effort to provide the most professional service possible, the Board of Directors contracts management responsibility for day to day operation of the pool to an outside contractor. For the 2010 Pool Season we have contracted with **Winkler Pool Management, Inc.** to manage the pool and related facilities. Through its on-site personnel, it is Winkler’s responsibility to provide courteous, reasonable and timely management of the pool facilities. The pool management company can be contacted at **4905 Edmonston Road, Hyattsville, MD 20781**, (301) 864-4900. The Pool Manager is empowered by the Board of Directors to interpret and enforce these rules and procedures to ensure the safety and enjoyment of the facilities by all the members.

### iii. Pool Pass Guidance:

Pool pass usage and issuance will be addressed in detail in section III of this document. As a highlight, please note that all Residents will be required to acknowledge receipt, understanding and acceptance of the pool rules stated herein prior to being issued any renewal or replacement pool passes.

Pool passes will be color coded this year to ensure that guards are able to easily identify and provide the utmost protection to our residents and swimmers under the age of 12. **Green passes will be issued to all members aged 14 and older; red passes will be issued for members 6 to 13 – these members MUST have a member 14 or older accompany them to the pool. Parents of members that are aged 12 and 13, can authorize these children to take a swim test which is swimming one length of the pool and then treading water for one minute. If they pass, they can be issued a yellow card allowing them to go to the pool without supervision.**

**Guest passes from previous years will not be valid in 2010. The 2010 guest pass is Blue.**

## 1.0 2010 Pool Season

### 1.1 Season Dates

The MBW HOA Community Pool Complex will open at 10:00 a.m. on Saturday, May 29, 2010 (Memorial Day Weekend) and close at 9:00 p.m. on Monday, September 6, 2010 (Labor Day Weekend).

### 1.2 Hours of Operation

From opening day on Saturday, May 29<sup>th</sup> through the close of the school year on Friday, June 18<sup>th</sup>, the pool will be open in accordance with the School Schedule noted below. From Saturday, June 19<sup>th</sup> through closing day on Monday, September 6<sup>th</sup>, the pool will be open in accordance with Summer Schedule noted below.

<b>School Schedule</b>	M-Th	4:00PM – 8:00PM *
(May 29 <sup>th</sup> – June 18 <sup>th</sup> )	Fri	4:00PM – 9:00PM *
	Sat	10:00AM – 9:00PM *
	Sun	10:00PM – 9:00PM *
	Holiday	10:00AM – 8:00PM *
	<b>Summer Schedule</b>	M-Th
(June 19 <sup>th</sup> – September 6 <sup>th</sup> )	Fri	11:00AM – 9:00PM *
	Sat	10:00AM – 9:00PM *
	Sun	10:00PM – 9:00PM *
	Holiday	10:00AM – 8:00PM *

*\* The pool may be made available outside of the posted hours for HOA sponsored events and lifeguard provided swim lessons.*

### 1.3 Meadowbrook Woods Swim Team Pool Use

The MBW Swim Team (the Meadowbrook Makos) has been allocated pool time and lanes during normal use hours as indicated below for practice:

School Schedule	Day(s)	Time	# of Lanes
(June 1 <sup>st</sup> – June 18 <sup>th</sup> )	Tu - Th	6:00PM – 8:00PM	Four (4) **
<b>Summer Schedule</b>	M- F	7:30AM – 10:55AM	Six (6)
(June 21 <sup>st</sup> – July 30 <sup>th</sup> )	Tu & Th	6:00PM – 8:00PM	Two (2) **

*\*\* The pool will be open to the community during these practices.*

The MBW Swim Team will host swim meets and time trials at the MBW Pool as follows:

<i>Date</i>	<i>Event</i>	<i>Time</i>
Saturday, June 12 <sup>th</sup>	Time Trials	6:00AM – 11:00AM
Saturday, July 10 <sup>th</sup>	Swim Meet (vs. Ashland)*	5:30AM – 12:30PM
Saturday, July 17 <sup>th</sup>	Swim Meet (vs Stonewall)*	5:30AM – 12:30PM
Saturday, July 24 <sup>th</sup>	Swim Meet (vs Veterans)*	5:30AM – 12:30PM

**\* Pending clarification of Prince William County Zoning requirements**

## 1.4 Restricted Use

When authorized by the MBW HOA Board of Directors, certain HOA sponsored activities or special events may necessitate restricting general swimming. These activities may also precede or extend the normal hours of operation. Such activities include, but are not limited to, HOA sponsored adult, teen or pre-teen parties, July 4th, Family Days, MBW Volunteer Celebration, Swim Team, or other special events.

In the event that the Board approves a special event, notices will be posted at the pool entrance no less than five (days) prior specifying the date(s) involved.

## 1.5 Temporary Closure

The pool manager/operator on duty has the authority to temporarily close the pool for health or safety concerns as well as for mechanical repairs. Notification will be posted at the pool entrance in advance or as soon as the information becomes available. At his/her discretion, the pool manager may also temporarily close the pool when threatening weather conditions exist. When closed due to lightening – all patrons will be required to exit the facility completely and the pool shall remain closed for a minimum of one (1) hour (60 minutes) following the last sighting of lightning. When closed due to thunder, all patrons will be required to exit the water and the pool shall remain closed for a minimum of thirty (30) minutes following the last audible sound of thunder.

## 1.6 Mandatory Rest Periods

A ten (10) minute rest period shall be observed at the end of each hour during normal pool hours of operation. This is commonly referred to as *Adult Swim*.

**Patrons under the age of eighteen (18) will NOT be permitted in or at the edge of the pool during this rest period. The ONLY exception to this rule is if an adult is giving swimming lessons/instructions to a child aged five (5) and under - (only one child per adult is permitted.)**

## 2.0 Registration and Admittance

### 2.1 Registration

For the purpose of pool facility usage, there are two categories of registrants:

- Home Owner: A homeowner and his/her immediate family residing in Meadowbrook Woods
- Resident/Tenant: Individual(s) renting/leasing a home in Meadowbrook Woods from a homeowner

who is paying the MBW HOA assessment. These individuals are eligible to use the pool facilities only if the homeowner transfers his/her privileges to the tenants. This transfer of privilege must be in writing and maintained on file with MBW HOA Manager, Attn: Pool Committee

## **2.2 Authorized Pool Patrons**

Only MBW homeowners, resident/tenants, and their authorized guests may use the pool. Each patron is required to present a valid, individual pool pass to the lifeguard/pool manager at the time of entry and sign in upon entry to the pool. The pass will be returned to the patron when departing the pool facility.

The lifeguard/pool manager is not authorized to retain a patron's pass if the patron is not at the pool. It must be taken with the patron when they leave the pool (e.g. the patron's pass cannot be handed to the lifeguard/pool manager at the start of the season for them to hold through the season)

## **2.3 Pool Pass Issuance**

Pool passes are issued to all homeowners and resident/tenants over six (6) years old, upon completion of the Pool Pass Registration form. Pool registration is handled exclusively by Sequoia Management Inc.

In order to be issued an annual renewal sticker, new or replacement pool pass, the resident must indicate on the form that they have read and will comply with the rules noted in this document. If the homeowner or resident/tenant does not wish to acknowledge and agree to abide by the rules, they will not be given the privilege of using the pool.

Additionally, to receive the annual renewal sticker, new or replacement pool pass, the homeowner and/or resident/tenant must be in good standing with payment of association quarterly dues. If dues are in arrears, no pool passes/stickers will be issued.

All patrons under the age of fourteen (14) will be issued passes that are uniquely identifiable from those patrons age fourteen (14) or older. These passes will be red for six (6) to eleven (11) and yellow for twelve (12) and thirteen (13) provided they can pass a swim test and have consent of a parent to ensure that the lifeguards can easily identify those patrons requiring accompaniment to be at the pool.

If there are any questions please contact the management company at the address or phone number noted on page 2 section i.

## **2.4 Member Admittance Guidelines**

### **2.4.1 Underage Patrons**

**All patrons, age thirteen (13) or under, will be required to have a qualified chaperone (i.e. a Homeowner or resident/tenant in good standing) fourteen (14) years or older. Patrons under the age of thirteen (13) without a qualified chaperone or without a yellow pool pass, will be asked to leave the pool facility by the pool manager.**

## **3.0 Guests**

- Guests: Persons that do not reside in the community.

### **3.1 Guest Passes**

No free guest passes will be issued. Guest passes can be purchased for \$10.00 - five (5) visits per pass. Guest passes are not available at the pool. Requests for guest passes must be made to the management company at the address on page 2, section i.

### **3.2 Guest Admittance Guidelines**

All guests must be accompanied by a HOA member (homeowner or resident/tenant) using a valid Guest Pass. Each guest must sign in the Guest Registry at the front desk. The sponsoring HOA member must remain at the pool with the guest at all times.

### **3.3 Guest Exclusion or Removal**

Should the pool manager/operator, Board of Directors or Pool Committee deem it necessary (in order to avoid or alleviate overcrowding), they may restrict or exclude guests on certain dates (i.e. national holidays) or may request that guests leave the pool area in favor of HOA members during overcrowding situations.

In the event that this option is exercised, notices will be posted at the pool entrance not less than five (days) prior specifying the date(s) involved for scheduled events. Otherwise each member will be made aware as necessary at the pool as overcrowding occurs.

### **3.4 Member Responsibility**

All guests are subject to the same rules as the HOA members. Accompanying HOA members are fully responsible for the actions of their guests, and may be held liable for damage or penalized for infractions of these rules by their guests.

### **3.5 Pool Parties and Events**

**3.5.1** Any and all pool parties or pool events are required to be hosted and attended by at least one Meadowbrook Woods HOA owner or leased tenant in good standing over age 21.

**3.5.2** All persons attending such a party or event must agree to abide by the MBW Pool Rules defined in section 3.6 – Pool Party Rules and Guidelines.

### **3.6 Pool Party Rules and Guidelines**

**3.6.1** All pool parties MUST be sponsored by a HOA Member in good standing, as defined in section 2.3 – Pool Pass Issuance.

Any HOA Member sponsoring a pool party shall ensure compliance with the following rules and guidelines:

- On weekdays, parties of up to 50 people may be held from 12:00pm – 6:00pm, subject to Board of Director and Pool Committee approval
- On weekends, parties of up to 50 people may be held from open to close, subject to Board of Director and Pool Committee approval
- A refundable \$200.00 deposit plus all other costs incurred by MBW to host the event must be paid at least 3 days prior to the event. Any damages exceeding the \$200.00 deposit will be assessed to the resident hosting the event.
- Any additional cost to cover possible requirements for additional lifeguards, extended lifeguard hours and/or clean up will be the sponsoring members' responsibility.
- This is subject to the maximum allowable capacity for the pool as dictated by the safety guidelines provided by the pool management company. If the lifeguard/pool manager determines that the guests' presence increases the number beyond the allowable capacity, they will not be permitted entry.
- The pool will **NOT** be closed to members use during any approved sponsored pool party.

### **3.6.1 Guidelines for requesting / sponsoring a party**

All pool parties **MUST** be sponsored by a HOA Member in good standing, **who must be present during the entire event** and as defined in section 2.3 – Pool Pass Issuance

- 1) A request for use of the pool to hold a party shall be provided to the Management Company with the following caveats:
  - a. For parties with no greater than 10 participants the sponsoring member shall:**
    - i. Submit a complete list of the intended participants with indication of whether the attendee is an HOA member or guest as well as the attendee's age shall be submitted to the Management Company on the approved HOA pool party form at least two (2) days prior to the desired party date.
    - ii. Ensure that there are valid guest passes, as described in section 3.2, in numbers equal to the number of guests attending the party.
    - iii. Ensure at least one (1) chaperone, defined in section 2.4.1, is available and present for every five (5) underage attendees as defined in section 2.4.1.
    - iv. Understand and acknowledge that conduct of any party is subject to the maximum allowed capacity of the pool as dictated by the safety guidelines provided by Prince William County and enforced by the pool management company. If the lifeguard/pool manager determines that the party increases the number beyond the allowable capacity, the party will not be permitted.
  - b. For parties with 11-25 participants the sponsoring member shall:**
    - i. Submit a complete list of the intended participants with indication of whether the attendee is an HOA member or guest as well as the attendee's age shall be submitted to the Management Company on the approved HOA pool party form at least one (1) week (7 days) prior to the desired party date.

- ii. Ensure that there are valid guest passes, as described in section 3.2, in numbers equal to the number of guests attending the party.
- iii. Ensure at least one (1) chaperone, defined in section 2.4.1, is available and present for every five (5) underage attendees as defined in section 2.4.1.
- iv. Understand and acknowledge that conduct of any party is subject to the maximum allowed capacity of the pool as dictated by the safety guidelines provided by Prince William County and enforced by the pool management company. If the lifeguard/pool manager determines that the party increases the number beyond the allowable capacity, the party will not be permitted.

**c. For parties with 26-100 participants the sponsoring member shall:**

- i. Submit a complete list of the intended participants with indication of whether the attendee is an HOA member or guest as well as the attendee's age shall be submitted to the Management Company on the approved HOA pool party form at least three (3) weeks (21 days) prior to the desired party date
- ii. Ensure that there are valid guest passes, as described in section 3.2, in numbers equal to the number of guests attending the party.
- iii. Ensure at least one (1) chaperone, defined in section 2.4.1, is available and present for **every five (5) attendees** as defined in section 2.4.1.
- iv. Understand and acknowledge that conduct of any party is subject to the maximum allowed capacity of the pool as dictated by the safety guidelines provided by Prince William County and enforced by the pool management company. If the lifeguard/pool manager determines that the party increases the number beyond the allowable capacity, the party will not be permitted.

## **4.0 Pool Rules and Guidelines**

The following rules are intended to ensure the protection and enjoyment of all members. They have been established to ensure safe and proper operation of the pool facility. All patrons are requested to ensure their children and guests observe all rules and obey the instructions of the pool manager and lifeguards. The Pool Committee and/or Board of Directors may revise these rules at any time.

### **4.1 General Pool Use**

No person shall enter or use the pool until the facility is officially opened for use by the pool operator and lifeguards provided by the contracted pool management company. Arrangements for swimming lessons and club activities may be permitted on a case-by-case basis as indicated in section 1.2.

#### **4.1.1 Food and Drink**

No chewing gum is allowed within the fenced area of the pool deck. Eating is permitted only within covered, designated areas. Members may bring coolers onto the pool deck. Drinks are permitted, but may not be brought within five (5) feet of the edge of the pool. **No glass containers are allowed in the pool or on the pool deck. Trash and refuse must be placed in appropriate containers prior to departing the pool.** The lifeguards shall not pick up trash left behind by members or guests.

#### 4.1.2 Health and Safety

All patrons shall follow the guidance noted below:

- 1) **Entry to the pool area shall be only through the facility restrooms.**
- 2) All patrons shall shower before entering pool.
- 3) All patrons shall wear proper swim attire in the pool at all times. Cut-offs, torn or ripped clothing will NOT be permitted.
- 4) No running, pushing, wrestling or other forms of rough play is permitted.
- 5) Patrons shall **NOT DIVE** off pool edges (this includes “back flips/dives” and head first entry).
- 6) Patrons shall **NOT** perform “back flips” off of or stand on another swimmer’s shoulders while in water.
- 7) Patrons shall **NOT** toss of objects to individuals entering the pool from the deck area.
  - a) “Diving sticks” have been documented as hazardous and, as such, are not allowed in the pool area.
  - b) “Diving rings” and other similar objects that do not protrude from the bottom of the pool are allowed.
  - c) **NO footballs, tennis balls, soccer balls are permitted in the pool area.**
- 8) Patrons shall **NOT** conduct or participate in games that infringe on others’ use or enjoyment of the facility.
- 9) Patrons shall **NOT** spit.
- 10) Patrons shall **NOT** hang, pull, or tug on lane ropes/demarcation lines.
- 11) Patrons shall **NOT** smoke inside the fenced pool area.
- 12) Patrons shall **NOT** bring alcoholic beverages inside the fenced pool area
  - a) Special provisions may be made for private or MBW HOA functions.
  - b) Requests to use the pool facility for functions must specifically state whether or not alcohol will be served.
- 13) Patrons identified as being under the influence of alcohol or drugs shall be immediately ejected from the pool
  - a) Patrons will be allowed only a single infraction on this matter
  - b) A second infraction will result in ejection from the pool and suspension of privileges for the entire season.
- 14) Patrons having any infectious diseases or infections of the eyes, skin, respiratory or gastrointestinal systems, open lesions, or wearing bandages will be prohibited from swimming in the pool.
- 15) Patrons who are underage and/or not completely toilet trained must wear tight, waterproof pants under their swimming suits, or specially designed children’s swim wear.
  - a) **Disposable diapers are strictly forbidden in the swimming pool and wading pool.**
- 16) Patrons suffering injuries on HOA property must be immediately reported to a lifeguard or the pool manager. An incident report will be written and maintained on file with the HOA Management Company, the Pool Management Company and within the lifeguard office.

### 4.1.3 Non-Swimmer Children

**Non-swimmer children, while in the pool at any water depth, must be within arms-reach of their identified chaperone.** If the non-swimmer is not in arms reach of the identified chaperone, the lifeguard may instruct the chaperone to maintain the proper distance. Failure to comply with the lifeguard instruction will result in the both the chaperone and child being asked to leave the water until the lifeguard is confident that compliance will be maintained. Repeated denial of the lifeguard's requests will result in ejection from the pool area. Repeated offenses may result in ejection from the pool for the entire season.

**All children aged twelve (12) and thirteen (13), that have a parent's permission to come to the pool unsupervised, will be required to participate in a swim test to determine whether the child is a swimmer or non-swimmer. The swim test shall be defined as swimming one length of the pool and treading water for a period of 1 minute. The lifeguard on duty will be the final determiner of a successful test. A log of swim tests will be maintained.**

### 4.1.4 Use of Profanity

No patrons shall be permitted to use profane, vulgar or abusive language while on HOA property (in this case the pool grounds). Offenders will be immediately ejected.

### 4.1.5 Use of Electronics

Personal radios, tape players, compact disc players, electronic games and toys or other equipment must be operated at noise levels not objectionable to other members. Use of earphones is highly recommended.

### 4.1.6 Use of Floatation Devices or Swimming Aids

**In un-crowded conditions, face masks with tempered glass, U.S. Coast Guard Approved Swimming Aids (i.e. dual chamber water wings, life jackets, swim fins) and soft Nerf balls are generally accepted. However, the use of any device or aide that limits the lifeguards' view of the pool bottom is prohibited.**

The use of approved swimming aids does not, however, substitute for supervision of non-swimmers (see Section 4.1.3). Additionally, the pool manager / lifeguard may temporary suspend the right to use of any of these items if he/she feels the pool is overcrowded. **Again, parents must be within arms reach of non-swimming children at all times.**

The pool manager / lifeguard may permit rafts only under very restrictive conditions or on "raft nights" when pre-authorized by the Pool Committee or Board of Directors.

### 4.1.7 Acceptable Use of Deck Furniture

The MBW HOA has provided pool deck furniture (i.e. lounge chairs, beach chairs, tables, etc.) for patron use. These items are available on a first come, first served basis.

Members shall not use the furniture in such a way that obstructs the free movement of other members to/from the bathhouse, or placed within five (5) feet of the edge of the pool or the pool emergency gate. **A white line has been painted around the pool. Furniture cannot be placed within that area.**

#### **4.1.8 Pool Capacity**

The maximum capacity for the MBW HOA Pool is 196 people, as mandated by Prince William County. If the pool manager / Lifeguard observes that the capacity limit has been reached, he/she shall restrict entrance by members or guest accordingly.

#### **4.1.9 Designated Lap Lane Use**

A lap lane will normally be designated and available during normal pool hours. **This lane is restricted to lap swimmers only, and care should be taken by members not to interfere with individuals using this lane.**

Swimming across the lap lane is prohibited. The Pool Manager / Lifeguard may remove the lap lane restriction and open it for general use if the pool becomes overcrowded.

#### **4.2 Wading Pool**

Patron use of the wading pool is subject to the same general rules as defined in sections 4.1 – 4.1.9. In addition to those items the following applies:

##### **4.2.1 Parental Responsibility**

The pool manager does not furnish lifeguard overwatch of the wading pool. Parents or the responsible adult shall remain with the child inside the fenced wading pool area. B Age Restriction Use of the wading pool is restricted to children under the age of six (6) years. C Swimming Attire As stated in Section V, Paragraph C, Number 14 above, young children not completely toilet trained must wear tight, waterproof pants under their swimming suits or specially designed children's swim wear. Disposable diapers are strictly forbidden in the wading pool and swimming pool.

#### **4.3 Pool Closing**

Prompt departure in an orderly manner by all patrons is required at closing time to permit the Pool Manager / Lifeguards to properly clean and secure the facility for the night.

Loitering in the pool area, including the parking lot, is not permitted after normal pool hours. Violators are subject to state and county trespass laws.

#### **4.4 Admittance Refusal**

There are cases where patrons and/or guests may be refused admittance to the pool. Those situations include, but are not limited to the following:

#### **4.4.1 Overcrowding**

The Pool Manager / Lifeguards shall have the authority to temporarily refuse entry to members or guests if the capacity of the pool has been reached.

It is not necessary for the Pool Manager / Lifeguards to have an exact head count to take this action. It is acceptable that the Pool Manager / Lifeguards experience and opinion be the basis for determining that an overcrowding condition exists.

In the event the pool reaches the maximum capacity, the pool manager will post a sign at the entrance to the pool house indicating the temporary conditions.

#### **4.4.1 Pool Manager / Lifeguard Discretion**

In the interest of safe pool operation, the Pool Manager / Lifeguard shall have the authority to refuse entry to members or guests if sufficient cause exists, at the discretion of the Pool Manager / Lifeguard.

Any potential situation that could adversely affect the safety or health of the members, any pool property, or general use of the facility is grounds for the Pool Manager / Lifeguard to refuse admittance to a member or guest. The Pool Manager / Lifeguard is required to immediately write an incident report and notify the MBW HOA Management Company, who will in turn notify the Board of Directors and Pool Committee.

### **4.5 Rule Enforcement**

#### **4.5.1 Member Responsibility**

All members and guests are individually responsible to comply with rules and procedures set forth in this document. They are also encouraged to enforce these rules and procedures whenever they are being violated by other individuals.

#### **4.5.2 Pool Manager / Lifeguard Responsibility**

The Pool Manager / Lifeguards will be in easily identifiable uniforms and all members and guests are expected to comply when they are enforcing the rules and procedures. The lifeguards will deal with minor infractions as appropriate, under the supervision of the pool manager.

Serious or repeated minor violations will be handled by the pool manager. If warranted, the pool manager will generate an ejection report and notify the HOA Management Company, who will in turn notify the Board of Directors and Pool Committee.

The Board of Directors and/or Pool Committee may recommend the Pool Manager impose a specific disciplinary action, or they may impose that disciplinary action directly.

Disciplinary action may include, but not limited to, probation or suspension of facility privileges.

Direct enforcement of the rules rests primarily with the Pool Manager and the Lifeguards. They will make on-the-spot decisions regarding health, safety and operational matters.

#### **4.5.3 Pool Committee Responsibility**

The Pool Committee is responsible for general administration, modification and enforcement of the Pool, its surrounding area, and its associated rules and procedures. They may be reached in writing at:

MBW HOA Manager  
Attn: Pool Committee  
13998 Parkeast Circle  
Chantilly, VA 20151-2283

They can also be reached via the Meadowbrook Woods website @ [www.meadowbrookwoods.org](http://www.meadowbrookwoods.org).

#### **4.5.4 MBW HOA Responsibility**

The MBW HOA is overall responsible for the safety and welfare of the entire association. In order to protect the rights and property of the association and any of its members, the MBW HOA Board of Directors will civilly or criminally prosecute cases when sufficient evidence is obtained and legal action is warranted.

They may be reached in writing at:

MBW HOA Manager  
Attn: Board of Directors  
13998 Parkeast Circle  
Chantilly, VA 20151-2283

They can also be reached via the Meadowbrook Woods website @ [www.meadowbrookwoods.org](http://www.meadowbrookwoods.org).

### **5.0 Property**

#### **5.1 HOA Property**

Damage, destruction, or theft of MBW HOA Pool property will be charged to the member(s) responsible. In the case of incidents involving a minor (under age of 18 yrs) or guests, the cost to repair or replace the property will be charged to the appropriate homeowner.

Homeowners will be required to pay for such damage or removal. If payment is not made within ten (10) calendar days after notification, there will be a special assessment added to the resident's homeowner fee. Failure to pay such damages will result in suspension of pool and clubhouse facility privileges.

The Pool Committee reserves the right to recommend to the MBW HOA Board of Directors additional disciplinary action even if financial restitution is made. In the case of an incident involving a

resident/tenant, the homeowner shall be held liable for the charges if the resident/tenant does not make full restitution.

## **5.2 Personal Property**

The Pool Manager / Lifeguards, Pool Committee and MBW HOA are not responsible for lost, stolen or damaged personal property.

A “lost and found” box/bin will be available in the pool office, and may be examined by members upon request to the pool manager. **Articles not claimed within fourteen (14) calendar days (EVERY OTHER WEDNESDAY) will be disposed of at the discretion of the Committee.**

## **5.3 Vehicles, Motorcycles and Bicycles**

### **5.3.1 Parking**

Vehicle and motorcycle parking and/or standing in the fire lane is prohibited. Parking is authorized only in designated spaces. There shall be no parking on grassy areas in the vicinity of the pool, tot lot, basketball or tennis courts.

Cars shall not park at angles to the parking space lines. Parking on neighborhood streets should conform to applicable regulations and not block driveways, mailboxes or fire hydrants, nor impede the path of safety and rescue vehicles.

Bicycle parking shall be limited to the bicycle rack and the area immediately surrounding the rack.

At no time should members park their vehicles, motorcycles or bicycles on the sidewalks or in a way that impede normal pedestrian traffic.

The Pool Manager / Lifeguards, Pool Committee and HOA are not responsible for lost, stolen or damaged personal property contained in vehicles parked on HOA property.

### **5.3.2 Traffic Guidelines**

- 1 The speed limit in the parking lot is ten (10) miles per hour.
- 2 Pedestrians have the right-of-way. Motorized vehicles shall yield to bicycles.
- 3 Horn blowing is not permitted, except when necessary to avoid an accident. Drivers shall not use the vehicle’s horn to summon members or guests from the pool area.
- 4 Vehicles and bicycles are not permitted to operate on grassy areas.

### **5.3.3 Surrounding Neighborhood and Areas**

All members and their guests shall respect the property and privacy rights of the homeowners in the neighborhood immediately surrounding the pool and recreational area.

The lawns of these homeowners shall not be used as shortcuts nor shall their property be abused in anyway. Violations of this rule could result in suspension of pool privileges as determined by the Pool Committee and HOA Board of Directors.