

Brookshire Condominium/Crystal Ridge Condominium Community Pool

2023 Pool Rules and Regulations Governing the Use of the Swimming Pool and Environs

The following rules have been established for the benefit and protection of all Homeowners & Residents.

The Pool Rules are established by the Brookshire/Crystal Ridge Pool Committee.

These Rules and Regulations are subject to change without notice subject to the conditions that the said changes have been:

1. Approved by the Board of Directors.
2. Notice of such change shall have been posted in the pool office at least 72 hours prior to the implementation unless such change shall be mandated to eliminate any endangerment to the health and safety of the residents and their guests, or the safety of the facilities compromising the Brookshire/Crystal Ridge Condominiums.

I. ENFORCEMENT OF RULES

1. Lifeguards are responsible for enforcing the rules of the Brookshire/Crystal Ridge Community Pool. Homeowners/Tenants and their guests are required to abide by these rules. Parents must caution their children to observe all rules and obey the instructions of the pool manager and the lifeguard(s). **Parents/Guardians must always watch children. Parents/Guardians must always accompany a non-swimmer in the water.** Parents are ultimately responsible for the conduct of their children. Members are responsible for their guests at the pool.
2. Failure to comply with these rules or instruction from the pool manager/lifeguard may result in the suspension of pool privilege(s) subject to the discretion of the Pool Committee. Situations arising that are not specifically covered by the established rules shall be managed by the pool manager/lifeguard, who will also notify the Pool Committee and the Management Company.

II. IDENTIFICATION

1. Pool pass cards will issued directly to the pool once a completed pool application with all the necessary documentation has been submitted to the management company of the condominium community in which the unit is located. The unit ID card will stay at the pool and kept on file. All pool patrons must sign-in before entering the pool facility.
2. Membership to the pool is open to all Brookshire Condominium and Crystal Ridge Condominium unit owners. Unit Owners are identified by the owner(s) named on a Deed for any unit of the Brookshire Condominium and Crystal Ridge Condominium. Tenants are identified by the lease named on the fully executed lease that has been sent to the management company of the condominium community in which the unit is located.
3. Nonresident owners may either retain the pool privileges for themselves or assign the pool privileges to their tenants. Should a nonresident homeowner retain pool privileges, the tenant may not have access to the pool. The owner who wishes to assign his/her pool privileges to a tenant will need to complete the "Unit Owner Authorization for Tenant Pool Usage" form and forward the pool registration information to the tenant so that the tenant can register for a pool membership.
4. Pool privileges are only for each individual living in the household (a household will consist of all persons living in a dwelling and unmarried child who are students residing with the owner for the summer). Other summer house guests are not eligible for passes.
5. For safety and security reasons, pool registration cards will remain at the pool area in a lockbox and will not be removed until the end of the pool season.
6. Members and or guests who have been denied admittance to the pool may not enter the pool area.

Brookshire Condominium/Crystal Ridge Condominium Community Pool

III. GUESTS

A guest is defined as any person, not an owner or resident, of Brookshire/Crystal Ridge Condominium. A guest must be accompanied by a resident member at all times while using the facility. Guests, age fourteen (14) years and younger must be accompanied by a responsible adult pool member, age eighteen (18) years or older, at all times.

1. Each household will be issued six (6) 2023 pool season guest passes printed on special Blue marbling paper.
2. Properly registered guests shall be permitted to use the pool facilities only while being accompanied by their resident sponsor and provided they adhere strictly to all Rules and Regulations set forth herein. If the resident sponsor who escorted the guest leaves the pool area, the guest must exit at the same time with the resident sponsor. No guest is allowed at the pool without the resident sponsor.
3. Each household will receive six (6) seasonal pool guest passes that can be used on any given day during the current pool season.

IV. MINORS

1. Children aged fourteen (14) and under, must be always accompanied by a responsible adult, age eighteen (18) years or older, to be admitted to the pool area. Lifeguards are prohibited from serving in this capacity. The responsible adult must be a qualified member. The lifeguard may challenge the qualifications of the responsible person if actions warrant.
2. If the child is in the large pool, the guardian must be in immediate vicinity of the child, unless the child has demonstrated adequate swimming ability as determined by the lifeguard on duty. The child's guardian is responsible for the child's conduct.
3. In order for children under age 18 to swim in water deeper than 4ft, they must pass a "5-foot swim test" to access the 5-foot area of the pool and a "deep water test" to access water levels greater than 5-foot.
4. Life preservers, inner tubes and water wings are always prohibited. Only a US Coast Guard approved life vest may be used for artificial flotation purposes. Children utilizing this item must be always accompanied by a parent or guardian.

V. HEALTH AND SAFETY

1. The lifeguard must be on duty and the pool officially open before any user is allowed in the water or pool area.
2. All persons using the pool or pool area do so at their own risk and sole responsibility. The management does not assume responsibility for any accident or injury in connection with such use.
3. The patrons agree to hold harmless the pool management, the association management, and/or the association from any and all liabilities and action of whatsoever nature by anyone using the swimming pool or pool area.
4. The pool may be closed at any time due to health issues, mechanical breakdown, operational difficulties, or inclement weather. The decision is at the sole discretion of management and or lifeguard.
5. All swimmers shall exit the pool when the lifeguard leaves his/her station or upon the lifeguard's request.
6. Infants and children wearing diapers or who are not toilet trained are not permitted in the main pool at any time but are allowed in the wading pool. Infants and children must wear tight fitting rubber pants or "swim diapers." In the event of fecal contamination, pool will be closed in accordance with Health Department regulations. (Note: This rule is appropriate for facilities that have a wading pool.)

Or

Infants and children wearing diapers or who are not toilet trained shall be permitted in the pool but must wear light fitting rubber pants or "swim diapers." In the event of fecal contamination, the pool will be closed in accordance with Health Department regulations. (Note: This rule is appropriate for facilities that have a wading pool.)

7. Children may use the wading pool only when accompanied by a parent or guardian. The parent or guardian must remain in the wading pool area with the child at all times.
8. At the discretion of the lifeguard, anyone wishing to swim in water above their shoulders may be required to demonstrate his/her ability to swim or pass a deep-water test. Anyone under the age of eighteen (18) must pass a deep water assess each pool season.

Brookshire Condominium/Crystal Ridge Condominium Community Pool

9. Diving into the pool is not permitted into less than 5 feet of water.
10. No running, pushing, acrobatics, wrestling, fighting, ball playing, splashing, dunking, spitting, horseplay, or causing undue disturbances will be allowed. The lifeguards have the authority to suspend the pool privileges of any individual for the remainder of the day, or longer, as the infraction may warrant.
11. No abusive or profane language or breach of the peace will be tolerated.
12. The use of drugs or the consumption of alcoholic beverages is strictly prohibited.
13. Pets are not allowed in the pool area except for guide dogs.
14. Baby strollers and baby carriages are not permitted within ten (10) feet of the pool.
15. Bicycles, motorbikes, and skateboards are not permitted in the pool area at any time.
16. Injuries occurring on pool property must immediately be reported to the pool manager or lifeguard on duty. Emergency personnel may be contacted as conditions warrant.
17. No persons having any infectious diseases, inflamed eyes, colds, nasal or ear discharges, skin rashes or eruptions, excessive sunburn, open sores of any kind, or wearing a bandage will be allowed admittance to the pool area.
18. Eating, drinking and/or smoking are prohibited except in the designated areas. A smoking area is provided outside the fence.
19. Glass containers and breakable objects are not permitted in the pool area.
20. All swimmers must wear proper fitting bathing suits. No thongs, cutoffs, shirts, or shorts are allowed in the pool.

VI. SEVERE WEATHER

1. The pool may be closed, and the pool and deck cleared under the following conditions:
 - a. Air temperatures below 65 degrees Fahrenheit.
 - b. Lightning or thunderstorms.
 - c. Hail, showers, or heavy rain showers that prevent (block) observation of the bottom of the pools.
 - d. Any other climatic conditions that may endanger pool users or the staff.
2. Closing of the pool will be at the discretion of the lifeguard and pool Management Company.
3. The pool will reopen thirty (30) minutes following the cessation of a thunderstorm or shower and forty-five (45) minutes following a lightning storm. If the storm occurs after 7:00 pm, the pool may be closed for the evening.

VII. GENERAL

1. The lifeguard has the authority to suspend an individual's pool privileges for the day for any infraction of these rules. Subsequent action may be taken by the Pool Committee and/or the Board of Directors and may include revoking an individual's pool privileges for any length of time, including the remainder of the pool season.
2. Deliberate property damage caused by a member or his/her family, or guest will be charged to the responsible party/registered pool member. All damages must be repaired and all outstanding payments for damages must be resolved prior to re-admittance to the pool.
3. Abusive, offensive, or profane language or behavior is prohibited.
4. All trash must be placed in trash containers.
5. All radios and sound equipment must be played at a low volume as not to disturb other patrons. The pool manager or lifeguard may request that a member or guest turn the volume down or off.
6. Management will not be responsible for loss or damage to any private property of any kind. Lost and found articles will be kept for a period of seven (7) days; after that time, unclaimed articles will be disposed of.
7. Only authorized pool staff and maintenance persons are allowed in the guard room and pool pump room. Violators will be instructed to leave the pool area.
8. Single person rafts are allowed in the pool when there are five or less persons in the pool and is at the discretion of management and or lifeguard on duty.
9. All persons using the pool must demonstrate adequate swimming ability. The lifeguard on duty may request a swimmer to pass a swim test if his or her swimming ability is in question. The lifeguard on duty may terminate any person's privilege to use all or part of the pool who has not demonstrated adequate swimming ability or, alternatively, may require the person to be accompanied by an adult with adequate swimming ability. A determination by the lifeguard on duty is final.

Brookshire Condominium/Crystal Ridge Condominium Community Pool

VIII. ASSUMPTION OF RISK

1. All persons using the pool facilities do so at their own risk and sole responsibility. Neither the Brookshire/Crystal Ridge Condominium Association, its Board of Directors, nor its members, agents, guests, or any employee thereof, assume any responsibility and shall not be held liable either individually or severally for any accident or injury sustained in connection with its use. Residents and guests in consideration for the right to use the pool facilities expressly covenant and agree with the Brookshire/Crystal Ridge Condominium Association to make no claims against them. Further, residents and their guests agree to protect and save said Associations, their Board of Directors, their agents, and any employees thereof and to hold said Associations, their Board of Directors, their agents, and any employees thereof, harmless in the event of any loss of life or personal injury or damages to or loss of movable property.
2. Any person responsible for any property damage or loss will be held personally responsible for said damage or loss and will be charged for it.