

# WINDSOR OAKS HOMEOWNERS ASSOCIATION OF MECKLENBURG, INC.

## CLUBHOUSE & POOL RULES AND REGULATIONS

### **Purpose:**

The purpose of this document is to ensure the fair and equitable use of the facilities for all residents of the Windsor Oaks community. The clubhouse and pool are for the enjoyment of our residents, their families, and guests. Safety, health, and comfort are our primary objectives. The clubhouse and pool are the property of each homeowner

The Clubhouse and Pool Committee and Board of Directors has authority and jurisdiction over the conduct of any person or persons, and circumstances involving the facilities. However, it is the responsibility of all residents and their guests to adhere to and encourage compliance with these rules and regulations.

### **Clubhouse Rules and Regulations:**

- 1) Homeowners will be issued keys to the facilities with good faith that care, pride, and responsibility for maintaining the cleanliness and orderly condition of the clubhouse pool, and surrounding grounds will be assumed by each person. Replacement keys will be provided for a fee.
- 2) Only residents who are current in their assessment, their families, and guests, are permitted in the clubhouse and pool area. Except for Association sponsored functions, rental of the clubhouse will be necessary if a resident is having more than twelve (12) people at the clubhouse for an event. (Refer to the *Windsor Oaks Community Clubhouse Rental Policy and Procedure* for rental details.) Residents will be held responsible for the actions of their guests and will be charged for damaged property.
- 3) Except as specifically set forth below, all invited guest to the clubhouse must be accompanied by the resident. Keep invited guests to a reasonable number, so as not to interfere with the enjoyment of all residents. Due to insurance issues, only residents over twenty- one may consume alcohol at the pool or in the clubhouse. For private parties the resident shall purchase homeowner's host liquor liability insurance, to allow their guests to consume alcohol. The Clubhouse and Pool Committee and Board of Directors reserve the right to limit guests as needed. Before bringing guests, the resident should check the event book to determine the availability of the clubhouse.
- 4) The clubhouse, pool, and surrounding areas are non-smoking.
- 5) No pets other than service animals are allowed in the clubhouse.
- 6) Although the clubhouse is scheduled for routine cleaning by a professional service, anyone using the facility is responsible for leaving the clubhouse in a clean condition; refer to the cleanup check list posted in the clubhouse.
- 7) The use of exercise equipment is limited to all residents and their guests over the age of 18. Limit your workout to 30 minutes per piece of equipment when others are waiting. Wipe down machines after using them.

## WINDSOR OAKS HOMEOWNERS ASSOCIATION OF MECKLENBURG, INC.

- 8) Due to the close proximity of some of the homes to the clubhouse facilities, and so as not to interfere with other residents, the noise level must be kept to a minimum. All outside music must be turned off by 10PM.
- 9) No personal property may be stored in or around the clubhouse. The Windsor Oaks Homeowners Association of Mecklenburg, Inc. is not responsible for loss or damage to personal property.
- 10) The Fire Marshall sets the clubhouse occupancy limit.
- 11) When leaving the clubhouse, the person in charge of any activity is responsible for: 1) turning off all lights, fans, fireplace, and TV; 2) closing the blinds; and 3) locking all doors. For further instructions refer to the posted *Check list for Use of the Windsor Oaks Clubhouse*.

### Pool & Pool Area Rules and Regulations:

All clubhouse rules and regulations apply to the pool area. In addition, note the following:

**WARNING: THERE IS NO LIFEGUARD ON DUTY AT ANY TIME. All Persons Using the Pool and Pool Area Do So At Their Own Risk.**

- 1) Pool Season – The pool will open in May and close the end of September, at the discretion of the Clubhouse and Pool Committee and Board of Directors. The posted pool hours are 8 AM to 10 PM.
- 2) SAFETY FIRST.
  - a. No glass is allowed.
  - b. No running, pushing, wrestling, or other horseplay is permitted.
  - c. No towels or other foreign objects (paper, cans, etc.) are allowed in the pool.
  - d. No diving is allowed.
  - e. No food, drinks, gum, or smoking is allowed in the pool.
  - f. No playing with cleaning implements, equipment, filters, drain lids or other apparatus is allowed.
  - g. No furniture may be placed in the pool.
  - h. The pool and pool area must be evacuated during any electrical storm. The pool will be closed for 30 minutes after the last thunder is heard and an hour after the last lightning is seen (Board of Health Regulation).
  - i. All minors (under 18) are required to be accompanied by an adult.
  - j. Furniture must be kept 6 feet from the pool edge; no furniture is allowed on either end of the pool (Board of Health Regulation).
- 3) Health & Cleanliness must be maintained for the comfort and well-being of our residents.
  - a. The pool may not be used by any person having infectious diseases, open sores, inflamed eyes, colds, nasal or ear discharges, as well as any ailments that could adversely affect water cleanliness and/or endanger the well-being of others.
  - b. Caution needs to be taken so that children use the bathroom facilities provided in the clubhouse. Accompany young children and clean up after them.

## **WINDSOR OAKS HOMEOWNERS ASSOCIATION OF MECKLENBURG, INC.**

- c. No disposable diapers are allowed in the pool. Only swim diapers are acceptable. Please note that the Mecklenburg Health Department advises that should a “diaper accident” occur the pool must be closed for a minimum of 6 hours for cleaning, chlorination, etc.
  - d. Showering before entering the pool is strongly encouraged.
  - e. Only oil-free lotions and sunscreens are allowed in the pool. Use towels on lounges and chairs.
  - f. The pool area must be left clean and neat; dispose of all trash and recyclables in appropriate containers.
  - g. No rocks, debris, or spitting are allowed in the pool or pool area.
  - h. Bathing suits are the only acceptable attire in the pool. No cutoffs are allowed.
  - i. No wet feet, wet bathing suits, etc. are permitted in the carpeted/furnished area of the clubhouse.
  - j. No pets, other than service animals, are allowed inside the pool area, or tied to the fence.
- 4) Respect all residents by displaying appropriate conduct.
  - 5) Boisterous conduct and inappropriate language are not allowed. Keep radios and other audio equipment at a reasonable volume so as not to disturb pool users or neighbors.
  - 6) No large floats or like devices are allowed in the pool.
  - 7) Residents and guests are subject to all rules and warnings posted around the pool area.

### **Barbecue Grill Use:**

The barbecue grill may be used by all residents; however, after using it, residents must: (1) turn off the gas, and (2) clean and cover the grill after it has cooled.

### **Enforcement and Penalties:**

Residents are responsible for identifying and attempting to obtain prompt and voluntary corrective action when they see any violations of the rules and regulations. Infraction of the rules and regulations for the clubhouse and pool shall be reported to any member of the Clubhouse and Pool Committee or Board of Director for enforcement. Enforcement may include suspension of all privileges.

Anyone using the facility agrees to release, indemnify, and hold harmless the Association, including The Board of Directors, from any and all liabilities and actions whatsoever.

# WINDSOR OAKS HOMEOWNERS ASSOCIATION OF MECKLENBURG, INC.

## Checklist for Use of Windsor Oaks Clubhouse

- Refrigerator and freezer must be cleaned out after each event. Anything left in the refrigerator will be disposed of.
- Set thermostat for heat in winter at 68 degrees and set A/C at 80 degrees in summer.
- Leave window blinds slightly slanted upward allowing a little light, but not so much that a person could see in.
- Turn off all lights, fans, TV, and fireplace.
- Check bathrooms for cleanliness, and empty wastebaskets.
- Vacuum carpets and mop tile floors.
- Put chairs and tables away. When stored in the exercise room they should lean against the chair-rails, not the walls. No tables or chairs are to be stored in the library.
- Remove all garbage from inside the building. Separate recyclables.
- Do not donate any chairs, dishes, glassware, decorations, etc. to the Clubhouse without Clubhouse Committee permission.
- The Clubhouse Committee will make the final decisions on what can be stored at the Clubhouse.
- Alert the Clubhouse Committee when you find anything broken at the Clubhouse or Pool.