



# **POOL, SPORT COURT AND CLUBHOUSE** **RULES & REGULATIONS**

## Homeowner's Liability-

- All persons using the pool/tennis court do so at their own risk and sole responsibility. The Bradburn Village Homeowners Association ("HOA") assumes no responsibility for an accident or injury in connection with such use. Persons using the pool may not make a claim against the homeowners or the Association on account of any loss of life or personal injury, or damage to, or loss of personal property, except where such loss, injury, damage can be clearly proven to have resulted from, or caused by the direct negligence of the homeowners or Bradburn Village Homeowners Association.

## General-

- Each lot owner may bring up to *six* guests which may use the facilities with the understanding that they comply with all pool rules and regulations declared by the municipality and the HOA.
- All guests under the age of 18 must be accompanied by the resident of whom he/she is a guest. No one under the age of 18 may be the sponsoring resident of any guest.
- The cost of any property damage shall be charged to the resident who is responsible for the damages to the pool area. If damages are incurred by a guest, the resident remains responsible.
- Any absentee homeowner may delegate his/her right of enjoyment of the pool facilities to his/her renter who resides at the property. Such homeowner shall notify the manager of the HOA in writing, the name of the renter. The pool committee is required to have a record of use of privilege by the tenant. The rights and privileges of such renter are subject to suspension to the same extent as those of the homeowner.
- During any period in which a homeowner is in default in the payment of assessments or in violation of the covenants, the right to use the pool and recreational facilities may be suspended by the Board of Directors until the assessments are paid in full and the covenant violations have been brought into compliance.
- No illegal substances will be allowed at any time in the pool area or grounds.
- Upon receiving a report of a violation of any pool rules established by the HOA, the Board of Directors may immediately inactive key fob access to the pool area and suspend the right to use the pool pending a final determination of the violation. If a violation of any pool rules established by the HOA is found to have occurred, it may result in the continued suspension of the right to use the pool for a time period determined by the Board of Directors, in addition to fines and other remedies outlined in the HOA's Enforcement Policy.

## Registration-

- Every resident wishing to use the pool must complete and sign a pool/tennis rules agreement and liability waiver, which will be kept on file with the HOA. This agreement/waiver will be good for 3 years and signifies compliance with the pool rules and regulations.
- Residents may register by mailing their forms to Bradburn Residential Areas at – 9250 W. 5<sup>th</sup> Avenue, Lakewood, CO 80226. An electronic pool key (card) will be issued to residents once all forms are signed and received.

- An electronic pool key (card) is required for entrance to the pool area. One key fob will be issued per household - residents will have the option to purchase an additional key for \$6. Replacement keys will cost \$15.
- Residents are responsible for their guest's compliance with pool rules.
- At the time of registration, renters must present a current letter from the homeowner (if one is not already on file) stating that the homeowner assigns his/her privileges to the renter for use of the pool.

#### Pool Entry –

- Entry to and exit from the pool area is by locked gate only. **Climbing** over the fence surrounding the pool to gain entrance or exit is an offense and subject to immediate suspension of privileges.
- Any resident who releases his/her pool key fob to a nonresident or a non-registered resident, may lose pool privileges for the entire season.
- Persons with infectious disease, open sores, or recent vaccinations will not be permitted in the pool.

#### Pool Management (when applicable) –

- All persons using the pool facilities must comply with the requests and orders given by pool attendants or other designated persons.
- Pool attendants have the authority to close the pool at any time due to weather conditions, safety considerations, disturbances, and/or emergency situations.
- Pool attendants may ban from the pool any obnoxious, intoxicated person or any person using illegal substances.
- Pool attendants have the authority to remove any person from the pool area for a violation, or to summon the police if circumstance warrant.
- Pool attendants will not, under any circumstances, be used as a babysitter regardless of the age of the child.

#### Safety–

- Supervision is required for all persons who are unable to swim 15 yards independently (regardless of age) and for all children under the age of 12 while such persons are in the swimming pool area;
- A “responsible and reliable person” must remain in the same activity area with a child(ren) who is/are less than 12 years of age.
- The wading pool is for pre-school children under the age of 6 years. All children using the wading pool must be supervised by a parent or adult who will remain at the side of the wading pool.
- **Swim diapers with plastic pants must be worn by any individual who does not have full control of his or her bodily functions.**

#### Pool Rules & Regulations–

- Pool Hours: 6:00am to 10:00 pm daily
  - Lap swim 6:00 am to 9:00 am daily
  - Open swim 9:00am to 9:00pm daily
  - Lap swim 9:00 pm to 10:00pm daily

*Residents and guests are required to leave the pool while cleaning or maintenance is required.*

- Lap swim is deemed a lap swim time only.
- Hours may be modified according to the Pool Committee and HOA Board of Directors.
- No smoking of any kind, including but not limited to vaporizer pens is permitted in the pool area. This includes the clubhouse deck and grass area adjacent to the pool.
- Glass containers are not permitted inside the fenced pool area. Drinks in paper, plastic, or aluminum containers are permitted.
- Food, in appropriate containers, is permitted only at tables or in the grassy areas.
- Trash is to be disposed of in the trash containers provided.
- Pets are not allowed in the swimming pool area or any part of the common area around the pool- leashed or unleashed.
- Bicycles, tricycles, skateboards, scooters, roller blades/skates, or similar equipment are not allowed in the pool area.
- The use of small floatation devices and small play equipment will be permitted and are to exit the pool with the owner.
- Diving from the pool edge is not permitted. Spitting, pushing, running, shoving, inappropriate language, and excessive noise are not allowed.
- Swimmers are not to play with or hang off the pool safety ropes.
- Appropriate swim attire is required in the pool.
- Swim Diapers for incontinent individuals are mandatory at the pool.
- Restrooms are located in the clubhouse. They may be used during pool hours only. Cleanliness and tidiness must be maintained.
- Pool furniture is to be used on the concrete surfaces only.
- The pool cannot be reserved for private use.
- Umbrellas should be removed and set next to the tables when not in use.

**Residents swim at their own risk at all times.**

#### Sport Court Rules & Regulations–

- Court is open only during daylight hours. Out of respect for our neighbors, play must be completed by dusk.
- Court is available to Bradburn members and their guest and must always be accompanied by the BRADBURN member.
- Roller blading and skate boarding are NOT permitted on courts. Skateboard ramps and jumping are NOT allowed due to potential damage to surface.
- All players should relinquish courts at the end of the current set or game, or after 30 minutes, if other players are waiting. Court usage is by first come first serve. If the court is in use, please allow (time here) for your turn/rotation.
- Recreational wheels of any kind are NOT allowed on the sport court surface.
- Do not bring sand, soil or rocks onto court.
- No cleated shoes on court surfaces.
- Users must provide their own equipment.
- Use of the sports court, like all other Bradburn facilities, is at your own risk.

Bradburn Clubhouse (BCH)

- No wet bathing suits or clothing allowed within clubhouse.
- Appropriate attire required while using clubhouse.
- Clubhouse is a monitored facility.
- Please respect our facility. Please report any damage or misuse to management immediately.
- The clubhouse can be reserved for private functions. Owner/Residents are required to complete an application to reserve the facility and must be approved by the Board of Directors. Applications may be obtained from the management office.