

# LEE'S CROSSING RECREATIONAL FACILITIES OPERATING RULES

June 11, 2021

*Amended to reflect revised pool hours*

## GENERAL

1. The recreational facilities are common property of the Lee's Crossing Homes Association (the Association) and are available to residents in good standing with the Association and their eligible guests. All users must abide by the operating rules and the right to use may be suspended for failure to comply.
2. The Association may require sign-up sheets, ID tags, etc. or any other measures deemed appropriate.
3. Users of the facilities agree to do so at their own risk. Users specifically agree to hold harmless the Officers, Directors, Clubhouse Manager, Operating Committee members in their official capacity and all homeowners in their capacity as owners of the facilities.
4. Vulgar language, excessive drinking, or any other conduct that endangers others or unreasonably interferes with the enjoyment of the facilities by others is prohibited.
5. No glass containers (glasses, bottles, dishes, etc.) are allowed within the recreation area, except in the kitchen and main club room. Food and drink are not to be left unattended and should promptly be placed in covered trash containers.
6. Smoking is not allowed in the clubhouse, inside the pool fence, inside the tennis courts or in either pavilion.
7. Except for service animals, pets are not allowed within the pool or tennis courts. Well behaved dogs may be allowed on the grassy areas, but must be on leashes. Owners must clean up after their pets promptly.
8. The playground equipment shall only be used for its intended purpose and appropriate supervision is required when used by younger children.
9. As violations of these rules are deemed to be urgent matters of safety, individual members of the Board or Operating Committee or the Pool Monitor without notice shall have the authority to ban any user of the facilities for a period not to exceed 48 hours. The lifeguards shall have the same authority for periods up to 24 hours. After appropriate notice, the Board may ban violators from the facilities for periods not to exceed one year. A suspended user shall not be entitled to a refund of any fees or assessments.
10. The Operating Rules are to protect the enjoyment and safety of all users, the rights of residents, and the facilities. The Board may revise these rules from time to time to further these purposes.
11. The telephone at the pool is provided for the business use of the Association and for safety. Personal calls should be minimized and must be limited to one minute.
12. Loitering in the parking lot or within the recreational facility is prohibited.
13. Public WiFi access may be provided at the discretion of the Board and Lees Crossing shall not be responsible for the security of such access. Users shall take care not to display offensive content to other users of the facilities.

14. Firearms and fireworks are not permitted within the common property.
15. The Association may employ video surveillance and recording of the recreational facilities for security purposes.
16. The Association may employ various protocols in dealing with the COVID-19 pandemic. Such protocols may not be listed in these rules, but may be displayed in signs at the facility and in other documents provided on the Lee's Crossing website.

### **GUEST ELIGIBILITY**

1. An individual adult resident (18 or older), or a group of adult residents, may admit no more than five guests to the recreational facilities at one time, except for Private Parties and except for youth parties described in paragraph two below. Residents between the ages of 10 and 17, or groups of residents between the ages of 10 and 17 may admit no more than two guests to the recreational facilities at one time (except any resident ten years and older may invite three guests for doubles tennis). Only one tennis court may be used by any such group of invitees. Resident's under the age of ten may not admit any guests without the presence of an adult accompanying resident. A resident must accompany all guests and each guest may be invited to the pool only five times per year, regardless of the number of different sponsoring hosts.
2. An individual adult resident or a group of adult residents may invite up to fourteen guests under the age of fifteen for a youth pool and/or tennis party, etc. Such parties shall require pavilion or clubhouse rental through the Clubhouse Manager. \*\*\*Note - at this time due to the COVID-19 pandemic, clubhouse rental is not available.
3. The restrictions regarding guests, other than being accompanied by a resident, do not apply to overnight guests visiting a resident for more than one day, nor do they apply to Private Parties.
4. A babysitter or nanny may accompany a resident's children to the recreational facilities in place of the resident and is not considered to be a guest under the rules herein while acting in such capacity. The babysitter or nanny may not, however, act as the resident for the purpose of admitting guests.

### **POOL RULES**

1. The pool season will begin at 4 p.m. in the afternoon on the last day of school (Marietta City Schools calendar) and will end on Monday evening of the Labor Day weekend. Normal operating hours shall be from 11 a.m. to 8 p.m. on Monday to Thursday, 11 a.m. to 9 p.m. on Friday and Saturday and 12 p.m. to 8 p.m. on Sunday. After the end of the Marietta City Schools' summer recess, the pool will be open on Monday through Friday from 4 p.m. until 8 p.m., plus normal hours on weekends and on Labor Day. The pool may be closed on a limited number of evenings for neighborhood social functions or when the Lee's Crossing Swim Team hosts a swim meet.
2. For the purpose of enhancing the safety and enjoyment of our residents and guests and to protect our facilities, the pool will only be open while under the supervision of a management company lifeguard(s). The lifeguards shall have the authority to enforce all operating rules and may also close the pool due to inclement weather or any safety related issues.
3. Users of the pool facilities agree to do so at their own risk. Those without adequate skills and maturity must not use the pool without direct supervision. A responsible individual, at least thirteen years of age, must directly and closely supervise children under the age of ten. Older children may use the pool without supervision, provided that they are able to behave appropriately, swim the length of the pool,

and tread water for two minutes. The Club shall have no duty to examine individuals and failure to deny use shall not be considered an acceptance or certification of ability.

4. All users of the pool must wear swimming attire that is appropriate for a family oriented facility. Unusually brief suits or thong style bottoms are prohibited. "Speedo" or "racing" style suits for males are prohibited except when participating in swim meets or except for children under the age of fourteen. Suits that are transparent or translucent (except for the midriff) are prohibited. The lifeguard, members of the Operating Committee, the Clubhouse Manager, the Pool Monitor and members of the Board shall have the right to require offenders to cover up, change or leave the facilities, in addition to any other sanctions allowed herein.
5. Children who are not thoroughly potty trained and infants must wear, under a swim suit, swim-branded diapers and / or swim branded rubber pants. Non-swim branded diapers are not permitted in either the main pool or the splash pad.
6. Wet swimsuits may not be worn in the clubhouse main rooms, except when seeking shelter from stormy weather.
7. Absolutely no running is allowed within the pool area. Diving or jumping into the pool must be from the pool edge only and not from any raised object (except members of the swim team may use racing blocks at the deep end for supervised team practice and meets). Diving shall be limited to "racing" (shallow angle) dives and is only allowed in the deep end of the pool (with depth markings of 6 feet). With the exception of small children with their parents, riding on shoulders is prohibited. Pushing or throwing of persons is prohibited.
8. In order to facilitate access by the guards, a five foot walkway around the perimeter of the pool must remain clear at all times.
9. For the purpose of safety, sanitary conditions and compliance with the health code, food or drink is not permitted in the pool, the pool coping or the five foot walkway around the pool.
10. The lifeguard or any Board or operating committee member may prohibit the use of any large flotation device or any other object which, in their discretion, interferes with the enjoyment of the pool by others.
11. One to two lanes of the pool may be roped off and restricted to lap swimming. Users must stay off of any such lane ropes.
12. Once per hour (at ten minutes before the hour), the lifeguards may be off duty for a period of ten minutes. When this occurs, all children must exit the pool (including the pool steps and walls) and only individuals 16 or older may swim, provided that such individuals may not swim alone when a lifeguard is not on duty..
13. Only authorized personnel may use the lifeguard stand, enter the pool equipment room, or enter the lifeguard's closet.
14. The provision of group or private swimming lessons is limited to lifeguards or coaches with the managing company or others allowed by the Board or Operating Committee. The Association makes no representation as to the qualifications of the instructors or the safety of their programs. Those taking such lessons agree to do so at their own risk. Lessons are limited to residents only unless the lesson is part of a Lee's Crossing team practice and the non-resident is on the team.
15. Other rules required by the health department shall also be incorporated and /or may be posted by sign near the pool entrance.

### **SWIM TEAM USE**

1. Only residents in good standing with the Association shall be eligible for the swim team, except that the team manager may accept non-residents to field a more complete team. Team membership shall require separate dues and non-residents shall pay an incremental fee to be determined by the Board.
2. The addition of non-residents to a team is not to be to the exclusion of Lee's Crossing residents desiring to participate and Lee's Crossing residents on a team shall receive not less than proportionate swimming opportunities as opposed to non-residents competing for similar positions in meets. Notwithstanding the above, the team coaches may elect to restrict the meet participation for particular residents for good cause such as missing practice, refusal to follow directions, etc.
3. An individual chosen by the Board or the Operating Committee shall manage the team. The team manager, in absence of direction by the Board or Operating Committee, shall have the authority to manage the swim team in the manner he or she deems appropriate.
4. The swim team shall be able to reserve the pool for practices in the mornings prior to the pool opening for residents, Mondays through Fridays (holidays excluded) for the first five weeks of the swim season, for scheduled meets and for a team party at the end of the season.

### **TENNIS**

1. The courts are only for tennis (except that court four is also lined for and may be used for pickleball). Pets, big wheels, bicycles, skateboards, glass containers, etc. are strictly prohibited.
2. The courts are restricted to residents in good standing with the Association and invited guests only.
3. The courts are to be locked before and after use.
4. Tennis court play is limited to the hours of 8 a.m. to 11 p.m.
5. A resident may reserve a court up to two weeks in advance via an online reservation system at [www.holdmycourt.com/reserve2](http://www.holdmycourt.com/reserve2). Scheduled league matches for Lee's Crossing tennis teams shall have priority in the case of conflict.
6. Reservations are to be in one-hour increments with a two-hour maximum per match. Individuals may not reserve courts on an on-going basis, but must sign up each week, even if they desire the same court and time. On weekends or after 7 p.m. on weeknights, the courts may not be reserved for children under twelve years of age.
7. Except for reservations for team practices or matches, reservations are void if the court is not claimed within 20 minutes of the reservation time. After that time, the court is available on a first come, first serve basis.
8. Individuals using the courts must wear tennis shoes and proper attire at all times. Spectators (including children) shall remain outside the courts and shall not interfere with play.
9. Court users are to clean the area of discarded cans, balls, etc. after use and should empty the courtside receptacles when full. Glass bottles or containers are prohibited.
10. Courteous behavior is expected from all users and loud or disorderly conduct will not be permitted.

11. Individuals using a court next to a match scheduled for league play must avoid the unreasonable disruption of the league match or must surrender the court. When two courts are being used by a team for league matches, but the two courts are on different court pairs (courts 1 & 3 being used, for example), upon request, the team should move one of the matches so as to make available one contiguous pair for other users.
12. Group or private tennis lessons may be given with the permission of the Operating Committee on a non-interfering basis within normal operating hours. The Association makes no representations as to the qualifications of the instructors or the safety of their programs. Those taking such lessons agree to do so at their own risk.

### **TENNIS TEAM USE**

1. Team use of the facilities shall be with Board or Operating Committee approval. In order to provide tennis playing residents with the opportunity to play on tennis teams in Lee's Crossing, teams may add non-resident team members when sufficient numbers of residents are not available to comprise teams at given skill levels. The addition of non-residents to a team is not to be to the exclusion of Lee's Crossing residents desiring to participate, and Lee's Crossing residents on a team shall receive not less than proportionate playing opportunities as opposed to non-residents competing for similar positions in matches.
2. The Board may set fees for non-resident team members as it deems appropriate (including the right to have zero fees to encourage the establishment of Lee's Crossing teams). Non-resident team members may not use the courts at any time other than team practices, lessons or matches (except as an invited guest of a resident).
3. Tennis teams shall be entitled to the exclusive use of up to three courts for official matches during the league season, except when two teams are scheduled for home matches at the same time, each team will be entitled to the exclusive use of two courts. Each team will also have the exclusive use of two courts for practice on one evening a week a few weeks before, during and after the league season. Tennis teams may use more than two courts for practice only if no one else is using or has signed up for the additional courts. Team members may not sign up for a court as an individual at the same time their team is practicing. Tennis teams are also entitled to the exclusive use of the outside pavilion during official matches.
4. Each team must have a resident team member designated as the captain. A non-resident, however, may serve as co-captain.
5. Team captains, at the request of the Board or Operating Committee, shall submit team rosters for approval prior to league play. Captains should reserve the courts for matches and team practices as soon as league schedules are available.
6. Captains shall ensure that the courts, outside areas, pavilion, and restroom facilities are secured and reasonably clean after each scheduled match.
7. A gas grill is provided at the outside pavilion and is reserved for tennis team use during matches.
8. Except as specified herein and except as directed by the Board or Operating Committee, the captain shall have full authority to manage his or her team as he or she deems appropriate.
9. Captains should meet prior to each season to minimize potential conflicts in court usage.

### **PRIVATE POOL PARTIES**

1. Residents who are in good standing with the Association may reserve the pool for exclusive use private parties, but only outside of normal operating hours. Applications, fee schedules, and use guidelines are available via the Board or through an individual the Board designates.
2. The persons reserving the pool for a private party must use at least one management company lifeguard for every 25 participants expected to swim. Each guard is to be employed for a minimum of two hours.
3. Private pool parties, for persons under the age of 21, must have at least one adult (over 21) chaperone present for each ten guests invited.
4. The resident or residents reserving the pool shall not charge any admission or user fee for any guest.
5. Use of the pool during such private parties will be in consideration of the neighborhood and shall be subject to all other rules, except those regarding guest eligibility. Any sound amplification shall be moderated so as not to interfere with the enjoyment of property and outside speakers shall be pointed towards the clubhouse.
6. The sponsor of the private pool party will be responsible for cleaning the facilities at the conclusion of the party. Cleaning shall include picking up and bagging all litter, wiping up all spills, sweeping, vacuuming etc. The sponsor additionally agrees to be responsible for any damage to the facilities.

### **CLUBHOUSE RENTAL \*\*\*Not currently available due to the COVID-19 pandemic**

1. Clubhouse rental is available to residents in good standing with the Association. Rental of the clubhouse will not include the use of the pool, pool deck or pool pavilion unless the clubhouse rental is outside of normal operating hours and the pool is rented. Clubhouse rentals are subject to those provisions herein listed under Private Parties and the provisions in the rental agreement. Clubhouse rental, during normal pool operating hours, shall only include use of the pool deck immediately surrounding the back porch of the new clubhouse.
2. The resident or residents reserving the clubhouse shall not charge any admission or user fee for any guest.
3. Other specific rules regarding clubhouse and / or pool rental may be enumerated separately in rental documents.