

**Southshore Falls HOA**

**Pool and Facilities Usage Guidelines**

**Adopted by the Board of Directors 22 July 2022**

The following rules and regulations have been established for the benefit of all users of the Clubhouse, Wellspring Club and Fitness Center, swimming pools and the tennis / pickle ball / bocce courts to assure the safe operation of these facilities and to provide enjoyable recreation for all. Community members and their guests are requested to cooperate in observing these rules and in following the instructions of the Community Lifestyle Director and staff.

**Liability Disclaimer**

Homeowners and guests using any of the SSF facilities (pools, fitness center, pickle ball / tennis / bocce courts, community rooms) do so at their own risk.

THERE IS NO LIFEGUARD ON DUTY AT ANY TIME.

Safety is of primary concern at Southshore Falls. All persons using the facilities do so at their own risk. In choosing to use the facilities, you fully agree to abide by all rules for the facility.

The Southshore Falls Homeowners Association Inc., and Castle Group, Inc., its agents, and employees assume no responsibility and shall not be liable for any accidents, personal injury, damage to, or loss of property arising from the use of the facilities or from the acts, omissions or negligence of other persons using the facilities.

The facility and staff are not responsible for lost or stolen items and staff members are not permitted to hold anything for the residents

**Enforcement of Rules & Conduct Violations**

The Southshore Falls staff has the authority to enforce the Pool & Facilities Usage Guidelines and may ask violators to leave the premises if necessary.

Please be aware that The Southshore Falls Homeowners Association Inc., must protect the rights and privileges of rule abiding residents, and that inappropriate behavior will not be accepted. So, to this end, residents are fully responsible for the actions of their children/grandchildren and guests.

All persons who use the SSF facilities are responsible for compliance with the rules and regulations established for the safe operations of all facilities.

Anyone continuing to violate clubhouse rules will be refused access to the Wellspring Club and / or other community facilities.

### **Rule Infractions**

Community members charged with rule violations may be asked to appear at a hearing before the resident Covenants Compliance Committee and / or the Board to explain and justify their actions.

If the Board determines that a rule was violated in a willful or otherwise deliberate manner, the Board may impose penalties including fines and/or suspension of facility use and privileges.

### **Progressive Discipline Policy (may not apply to willful or deliberate violations)**

The communities discipline policies are administered by the community Board of Directors.

First Offense: Direct verbal notification by staff or a Courtesy letter /phone call informing the member of the rule being broken.

Second Offense: Warning Letter indicating a loss of privileges should the offense happen again

Third Offense: Privileges revoked for 30 Days

Fourth Offense: Privileges revoked for 60 Days

Fifth Offense: Privileges revoked at the Board's discretion

**General Pool / Spa Rules:**

The pools are open from dawn to dusk in accordance with Hillsborough County Ordinance. No one is permitted in the pool at any other time unless a specific event is scheduled

Swim at your own risk. Lifeguards do not supervise our pools.

Tables or chairs on the deck area may not be reserved by placing towels or personal belongings on them. The staff has been instructed to remove towels and/or items of clothing used for this purpose.

No one under the age of eighteen is allowed in the area unless accompanied by a community resident.

Community residents are not permitted to "drop-off" their children/grandchildren without specific supervision from an adult community resident.

Glass containers are not permitted in the pool area.

Food and beverages must be kept around the tables and chairs/loungers. Alcohol is not to be taken into the pool, the spa or resistance/exercise pool. Non-alcoholic beverages may be near but NOT IN the pool if they are in spill proof and shatterproof containers.

Showering: any person using the pool must take a shower before entering the pools.

Appropriate swimming attire must be always worn.

No animals are allowed in the pool at any time.

Sitting on or hanging from pool ladders or steps is not allowed.

No diving or jumping is permitted at any time.

If you have an exposed wound, please do not use the pool.

No person should use the pool with, or suspected of having, a communicable disease which could be transmitted using the pool.

Community management may close the pool at any time because of weather warnings, fecal accidents, or chemical balancing.

Flotation devices are not permitted: however, the use of proper infant sized flotation devices is acceptable. The use of water noodles is allowed.

Throwing or playing catch in the pool or on the pool deck is prohibited unless it is part of a community sponsored event.

The resistance pool is designed for exercise, generally walking, or swimming, against the current; please be courteous to those doing so if you walk with the current. The staff will be responsible for dealing with overcrowding and safety issues as they arise.

Spa users: please turn off the spa when the last person exits.

#### **Children Specific Pool Rules for ALL pools**

Children, under the age of eighteen, must be closely supervised when using the pool by an adult community resident.

No one under the age of eighteen is allowed in the resistance pool or the spa.

Children who wear diapers must wear diapers designated for swimming when in the pool or pool areas.

#### **General Rules For all Community Facilities**

All Members are expected to abide by the community governing documents and these rules, and to always conduct themselves in a courteous and respectful manner.

Actions that jeopardize or otherwise interfere with the rights and privileges of others, use of profanity, or otherwise abusive or disruptive behavior will not be tolerated, and disciplinary actions will be handed down from the Board.

Members and their guests are expected to clean up themselves after using community facilities and public outdoor space; including returning all recreation equipment supplied by the community to the designated storage areas after each use. Interference with Employees or Vendors

Community members shall at no time attempt to correct or direct association employees or vendors in the conduct of their duties.

Should a community member suspect an employee or vendor is not doing their job properly, the community member shall immediately report the employee or vendor to the Community Manager or Assistant Community Manager.

Discourteous behavior on the part of an Association employee or vendors toward community members or guests should be immediately reported to the Community Manager or Assistant Community Manager.

### **Safety Is Paramount**

Any resident or guest not adhering to the posted or otherwise obvious safety rules may be asked to leave.

With respect to safety, proper decorum and sanitation, the judgement of the community staff member monitoring the facility will prevail in all instances.

Any complaint relating to a staff member's decision may be later appealed, in writing, to the Community Lifestyle Director/Community Manager.

However, until such appeal is heard, the staff member's decision stands. Arguing, being abusive, using profanity, or being otherwise challenging to a staff member may result in disciplinary action.

### **Guests**

Community members are responsible for ensuring that their guests sign in at the front desk prior to using any pool or gym. Residents with house guests may register their guest(s) daily. There are different colored bands for each day.

No more than six guests of any resident (or residents of the same unit) shall be admitted to the pools at any time without the express permission from Management.

Requests for additional guests must be made in advance and the decision of Management shall be final.

The Board of Directors and/or Management shall have the right to further limit the number of guests allowed in the pool areas on Holidays and during special HOA sponsored events.

Conduct of guests remains the responsibility of the hosting community member. All guests must be always accompanied and supervised by the resident host(s).

The community member hosting the guest will be held accountable for the actions of their guests, including any rule violations or costs associated with damages.

### **Pets and Animals**

No pet or animal shall be "tied out" on the exterior of the clubhouse or left unattended on any Association property, or in the Common Areas.

Pets must be always walked on a leash when outside the home.

Pet owners are responsible for the activities of its pet and are responsible for cleaning up all matter created by the pet. Except for certified service animals trained to assist the handicapped,

all pets are prohibited from entering all recreational facilities unless it is a community sponsored event specifically allowing pets.

Community members who do not follow pet rules will have disciplinary actions handed down from the Board.

### **Program Changes & Cancellations**

The Community Lifestyle Director and staff will make every effort to successfully implement all programs that are offered.

However, there are times when a program may not have sufficient enrollment, or may require a change of date, time, or location. Every effort will be made to find alternate dates or reschedule the program.

If a program is cancelled and cannot be rescheduled, all participants will receive a full refund/credit within 7- 10 business days.

If one session of a multi-session class is canceled due to unforeseeable circumstances, a make-up class will be rescheduled if possible.

Guests may be permitted to attend community programs & functions on a limited basis with permission from the Lifestyle Director

### **Age Requirements to attend Programs**

Unless otherwise specified, all community sponsored programs are open to persons 18 years of age or older.

### **Creating Interest Clubs and Groups**

The Wellspring Club at Southshore Falls hosts many interest groups, activity club meetings and social events.

Clubs/groups will be resident managed and self-supporting

The Lifestyle Director is available to facilitate meetings and assist in the promotion of activities developed by the clubs/groups.

Any resident wishing to create a club/group should contact the Lifestyle Director to receive club guidelines and an application.

Meeting and event dates will be subject to facility availability

All clubs/groups using community facilities must be open to any resident of the community. The Wellspring Club will make every effort to accommodate community members and guests with special needs.

All special needs requests should be communicated to the Lifestyle Director when registering for a program.

### **Internet Café**

The Wellspring Club will maintain a community Internet Cafe, which will be managed by the Lifestyle Director/Staff.

All computers are available on a first come, first served basis and are not to be removed from the Cafe area at any time.

Computer usage is limited to 30 minutes if other residents are waiting for computer availability

Wi-Fi service will be available for those who wish to bring their own devices with them to The Wellspring Club so that they may enjoy working on their devices at pool side or inside the



Clubhouse.

There is access to the Community Website, southshorefalls.net on café computers and personal devices with a Wi-Fi connection.

### **General Use Areas**

These areas are designated for the use of resident managed events.

Card games, sports and craft classes will be scheduled by the Lifestyle Director and will be ongoing.

Reservation of these areas can be made through the Lifestyle Director and all events must be open to all residents of Southshore Falls.