

MEADOWS AT MORRIS FARM COMMUNITY
ASSOCIATION POLICY RESOLUTION NO. 20-1

USE OF COMMON AREAS: RECREATIONAL FACILITY RULES

relating to Rules and Regulations for Recreational Facility
Usage. (This policy replaces Policy Resolution No. 1 dated
11/21/13)

Adopted August 13, 2020

Revised March 25, 2024

Revised April 7, 2026

WHEREAS, Article IV, Section 4.1 of the Bylaws states that “the Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not required by the Act or the Association Documents to be exercised and done by the members; and

WHEREAS, the Article I of the Association’s Declaration defines Recreation Facilities as the swimming pools, tennis courts and associated community buildings and any other facilities owned by the Association; and

WHEREAS, Article II, Section 2.3 of the Declaration provides that the Board of Directors shall have the right to regulate use of the Common Area pursuant to Section 8.3 and specifies that the Recreational Facilities are part of the Common Area; and

WHEREAS, Article III, Section 3.8 (b) of the Declaration provides that each Owner of a Lot and each Person purchasing a membership in the Recreational Facilities is hereby granted a non- exclusive right of use and enjoyment in common with others of such Recreational Facilities which constitute a portion of the Common Area and a right of access over and through the Common Area (except as limited by the designation of Limited Common Area or Reserved Common Area) to such Recreational Facilities. The rights and easements granted hereby shall be subject to all rights and powers of the Association (in addition to any easements granted or reserved in this Declaration or pursuant to other Association Documents), when exercised in accordance with the applicable provisions of the Association Documents; and

WHEREAS, Article VIII, Section 8.3, provides that the Board of Directors shall have the power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property, or any portion thereof; and

WHEREAS, for the health, safety, comfort and convenience of all Owners and residents, the Board wishes to establish rules and regulations governing the use of the Association’s Recreational Facilities;

NOW, THEREFORE, BE IT RESOLVED THAT the following Rules and Regulations for use of the swimming pool be adopted:

I. RIGHT TO USE POOL

A. Eligible Users shall be:

1. Owner(s) of record who reside in a single family detached or attached Lot within the Association;
2. Owners' immediate family members who actually reside in the Owners home.
3. Lessees of Record (renters) of a home in Meadows at Morris Farm Community Association, as long as the lease is a minimum term of six (6) months, and their immediate family.

a) Owners who lease their unit may transfer their rights to use of the Recreational Facilities by notifying the Association, in writing, of the names of those tenants living in the unit who are entitled to use the Recreational Facilities. A non-resident Member who leases his/her unit is not entitled to use of the pool facilities if this privilege has been transferred to the tenant.

- B. Guests must be escorted by an Eligible User with a valid facilities pass. Guests will not be admitted to the pool without such escort. All guests must register with the pool manager prior to entering the pool. The conduct of guests is the responsibility of the escort or the pool user who has invited them to the pool.
- C. The Board of Directors may, from time to time, establish additional rules with respect to guest privileges, including the number of guests that may be admitted and fees, if any, for such guests. There will be a maximum of four (4) guests admitted at any time per eligible user household.
- D. The Board of Directors may suspend pool privileges in accordance with Article 12, Section 12.1 of the Declaration.

II. FACILITIES PASSES

- A. A facilities pass will be issued to each Eligible User or their designated tenants and members of their families residing in the unit, age four and over.
- B. A facilities pass will not be issued to any Eligible User unless all assessment fees or other charges owed to the Association are paid in full.
- C. Facilities passes are the property of the Association and are for the exclusive use of Eligible Users. The passes are not transferable and may be suspended in

accordance with Article 12 of the Declaration for violations of the Association's legal documents or rules and regulations, as well as improper conduct with respect to the use of the pool or other community facilities.

- D. There will be a charge for a facility guest pass, the amount of which shall be established by a resolution of the Board of Directors.

III. RULES FOR USE OF THE FACILITY

- A. The Association is represented by the managers and lifeguards, who have been instructed in the rules of the pool. Any conflicts shall be addressed with the pool manager, or assistant manager, who will bring the issue to the Association if it cannot be satisfactorily resolved.
- B. Certified lifeguards will be on duty at all times that the pool is open. They have the authority to use their discretion to enforce these rules to maintain a safe and healthy environment. The pool manager is in charge of the pool and is there for the protection of persons using the pool. The manager has the authority to ask anyone to leave the pool area for infractions of the rules or when safety is threatened. The manager may prohibit entry to anyone for up to one week for each violation of these rules without prior authorization from the Board of Directors.
- C. Safety is of primary concern to the Association and its Members. All persons using the pool do so at their own risk and agree to abide by these rules for use of the facility. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property. Residents (Members and tenants) are responsible for the actions of their children and guests.
- D. No person shall use the pool facilities unless the pool is officially open and lifeguards are on duty. Unauthorized persons found inside the pool enclosure when the pool is closed will lose their privileges for the remainder of the summer and risk prosecution for trespassing.
- E. Only those Eligible Users with a valid facilities pass shall be allowed to use the swimming pool. Eligible Users who were not issued a facility pass may use the pool with another Eligible User capable of supervising such individuals.
- F. Pool patrons under 12 years of age must be directly supervised when using the pool facilities by a responsible party at least 16 years old while in the fenced pool area, either in the water or from the pool deck. Pool patrons between the ages of 12 and 15 that have a successfully completed swim test on file (refer to section G) need not be supervised by a responsible party. Pool staff do not supervise pool patrons. The responsible party must be an Eligible User or guest.
- G. All unsupervised swimmers in the main pool must be able to meet the following criteria to pass the swimming test and use the pool facilities without a responsible party present, which is to be administered and certified by a lifeguard on duty:

1. Jump into water at least 5 feet in depth;
2. Swim across the longest length of the pool;
3. Tread water for 60 seconds without touching the wall; and
4. Swim back to the original entry point.

Swimmers who are unable to demonstrate these abilities will not be permitted in the deep end of the pool and will be required to have supervision by a responsible party while using the pool facilities. At their discretion, lifeguards may ask patrons to perform a swim test.

- H. The parent(s) or guardian(s) of swimmers between the ages of 12 and 15 must be present during the swim test, provide a signature for the swim test to be administered and to allow unaccompanied entrance to the pool facilities. The parents/guardian will also provide home, office, and emergency telephone numbers where they can be reached.
- I. All bathers shall take a shower bath using soap and warm water and thoroughly rinsing off before entering the pool. (Parents are encouraged to instruct their children).
- J. Persons who have obvious infections (colds, lesions, open sores, etc.) will not be allowed in the pool. Sanitary habits are a responsibility of everyone and anyone displaying improper behavior will be asked to leave the pool area.
- K. Smoking is not permitted within the fenced pool area, either in the water or on the pool deck, unless an area has been specifically designated for this purpose by the Board of Directors. No smoking is permitted in the bathhouse facility.
- L. Food and beverages will be permitted only in areas, if any, specifically designated for this purpose by the Board of Directors. The chewing of gum is not permitted in the pool area or pool building.
- M. Breakable objects (i.e., glass containers, bottles, jars, etc.) are not permitted in the pool area.
- N. Intoxicants will not be allowed in the pool area during normal hours. Intoxicated persons will not be allowed in the pool area at any time.
- O. Swimmers must wear proper bathing attire. No cut-offs, dungarees, thongs or similar attire will be permitted.
- P. Persons must stay clear of guard stands/stations at all times.

- Q. Only lounge chairs and similar pool approved chairs (except wheelchairs, strollers, etc.) are permitted in the pool area.
- R. No pets (except assistance animals) are permitted in the pool area.
- S. Subject to the discretion of the pool management personnel, instructional flotation devices may be used under the direct supervision of a capable swimmer, who will remain within arm's reach of the swimmer using the flotation device. Tubes, rafts and hard-sided balls not intended for pool use may be prohibited in the pool area, at the discretion of the pool management personnel. Goggles will be allowed in the pool. Only life jackets approved by the U.S. Coast Guard may be worn in the pool. At the discretion of pool management personnel, masks made of tempered safety glass may be used.
- T. Running, pushing, wrestling, dunking, standing or sitting on another's shoulders is prohibited.
- U. No screaming, profanity, or other boisterous behavior will be permitted in the pool area or pool building. Noncompliant behavior can result in suspension of pool use.
- V. Swimmers shall remain clear of the ladders except when entering or exiting the pool.
- W. All refuse must be placed in containers provided for this purpose. Keeping the facility clean is everyone's responsibility.
- X. Any person who is incontinent, or children who are not potty trained are permitted to use both pools, provided they are wearing both cloth diapers and rubber pants or swim diapers. The use of disposable diapers/undergarments is not permitted in either pool.
- Y. Those using the wading pool are the responsibility of the parent or escort, who must be of sufficient age to supervise and control the wading pool user.
- Z. The pool may be closed at the discretion of the pool manager on duty in case of thunder, lightning, rain or operational breakdown.
- AA. The use of radios, televisions or similar devices is permitted only when used with headphones.
- BB. Private, reserved use of the pool facility shall not be permitted during normal operating hours established by the Board of Directors. Any private, reserved use shall be permitted only if authorized by the Board of Directors and in accordance with any rules and regulations promulgated by the Board.

- CC. A certain portion of each hour may be reserved for designated lap swimming. Lap swimming shall mean swimming (or aqua walking) within a lap lane along the long axis of the pool as marked by the black tiles and/or lanes.
- DD. Waterslide users must review and follow the posted waterslide rules.
- EE. Additional rules approved by the Board of Directors may be posted on signs in and around the pool area and must be followed.

EFFECTIVE DATE OF RESOLUTION

The effective date of this Resolution shall be April 7, 2026.

I hereby certify that this Policy Resolution was duly adopted by the Board of Directors at a regular meeting on April 7, 2026.

THE MEADOWS AT MORRIS FARM
COMMUNITY ASSOCIATION

Victoria Swanson, Pres Mmt BOD
By: Victoria Swanson, President