

The Village at Lighthouse Point HOA

Common Area Facilities Rules

POOL

1. ACCESS:

- a. To receive access, the Common Area Rules need to be reviewed, understood and signed.
- b. When a homeowner is behind in assessments/fines/fees by over 1 month, the access will be turned off until assessments are paid in full.
- c. The access device is required for use of pool/bathhouse facilities.
- d. Only those with working access shall enter the pool area. **DO NOT OPEN THE GATE FOR ANYONE WITH or WITHOUT AN ACCESS DEVICE.**
- e. The gate to the pool area **MUST** be kept closed and locked after each passage. **DO NOT** prop open the gate.
- f. **Please do not jump the fence.** Anyone caught jumping the fence may be prosecuted for trespassing and/or fined.
- g. Only one electronic access device per household will be issued. Replacement of an access device will cost \$50.00 per occurrence. If you find your lost device and return it, the \$50.00 will be returned.

2. POOL HOURS:

- a. 10:00am to dusk for recreational swimming.
- b. Pool availability will periodically be affected by the professional servicing, cleaning, and chemical balance required for a clear and healthy pool. We apologize in advance for any inconvenience this may cause.
- c. **If at any time the pool cover(s) or pool area is closed, do not enter the pool or pool area per County Health Department regulations. Violators may be prosecuted for trespassing.**

3. POOL RULES:

- a. **Residents are to report any pool incidents (bodily fluids, fecal, damage, etc.) IMMEDIATELY to management for proper treatment. Call: 435-774-2005 or service@northhoa.com – North HOA Management**
- b. **NO LIFEGUARDS ON DUTY.** Swim at your own risk.
- c. This pool is for the exclusive use of any resident of The Village at Lighthouse Pointe HOA and their guests only. Please be courteous in the number of guests brought to the pool at a time. Residents are responsible for the supervision and conduct of their guests. If pool capacity becomes an issue, guest restrictions may be enforced at peak times. The Board may adopt a Guest Limit at any future date.
- d. All incontinent persons (i.e. any child under three years old, any child not toilet trained and anyone who lacks control of defecation pursuant to Utah Admin Code R392-302-30(8)(c)) must wear a swim diaper, plastic pants, and a swim suit – 3 layers of protection.
- e. No spitting, spouting water, blowing nose, urinating or defecating in the pool are prohibited. Any person who has open wounds, communicable diseases, or diarrhea may not enter the pool.
- f. Pets are NOT allowed into the pool area at any time. Exceptions are service animals but they are not allowed in the pool.
- g. Please limit water on the bathhouse floor by appropriately drying off prior to entering the clubhouse to use the restrooms.
- h. **As determined by the Utah Public Health Department, swimmers under fourteen (14) years of age, must be accompanied by a responsible adult at all times.** If they are not,

they can be sent home by other residents and/or fined.

- i. Always shower before entering the swimming pool.
- j. For safety reasons, running and rough housing is not allowed. Examples – throwing someone in the pool, holding someone underwater, stacking people, throwing balls around young swimmers, putting furniture in the pool, etc.
- k. Both the pool and deck area must be vacated during electrical storms.
- l. Swimsuits must be worn in the pool. Shorts, jeans, cut-offs, etc. are not allowed in the swimming pool.
- m. **NO food is allowed within 10 ft of the pool. Food is allowed, with proper care, more than 10 ft from the pool. No glass containers of any type.**
- n. *Glass containers* are not permitted in the pool area at any time. Plastic water bottles are allowed.
- o. **No person may enter the pool area in an intoxicated condition and NO alcoholic beverages are allowed in the pool area. Smoking/chewing tobacco/vaping or drug use is not allowed at any time in any common areas.**
- p. Residents are responsible for removing all articles they bring to the pool (ie towels, books, pool toys, plastic drinking containers, chairs, garbage, etc.) at the time they leave the pool. The Association does not maintain a lost and found and items left behind may be disposed of at the end of the day.
- q. The pool **cannot** be reserved for private parties. Pool parties are not allowed.
- r. Swimming lessons are strictly **prohibited**.
- s. Please report any broken equipment or other problems ASAP: 435-774-2005 or service@northhoa.com – North HOA Management.

BATHHOUSE:

1. ACCESS

- a. See above Pool Access Section

2. BATHHOUSE HOURS:

- a. 10:00am to dusk

3. BATHHOUSE RULES:

- a. The Bathhouse is for the exclusive use of any resident of this HOA and their occasional guests only. **Residents are responsible for the supervision and conduct of their guests.**
- b. Residents should not allow anyone to use their access or grant others (not belonging to their party) entry into the bathhouse as it creates a liability for the Association.
- c. The door of the bathhouse MUST be kept closed and locked after each passage. Please DO NOT prop open the door.
- d. No pets are allowed in the clubhouse, except for service animals.
- e. Food and beverages are not allowed.
- f. No smoking/chewing/vaping or drug use is allowed in the clubhouse.
- g. The Association is not responsible for lost or stolen items.
- h. Please report any broken equipment or other problems ASAP: 435-774-2005 or service@northhoa.com – North HOA Management.

4. POOL RESERVATIONS:

- a. The pool is not available for reservations.

COMMON AREAS

1. Plant material is community property and shall not be climbed on or vandalized.
2. There is no smoking/chewing/vaping or drug use allowed in the common areas at any time.
3. **Parking – Clubhouse parking stalls are for pool/bathhouse use only.**

Each Homeowner will be held financially responsible for repair or replacement of any damage to the pools, bathhouse or park complexes caused by any of their residents, family or guests. Violation of these rules may result in disciplinary action including loss of privileges and/or possible fines.

ENFORCEMENT – FINE PROCEDURES

1. **First Violation.** A written notice of violation shall be issued for a first violation. A warning will not be given for any damages and/or repairs by a homeowner or their guest, they will automatically be charged for damage and the access device may be turned off at this point (if violation is related to the pool/bathhouse).
2. **Second Violation.** A fine in the amount of \$50 (fifty US dollars) shall be assessed for a second violation that is similar to and occurs within a year of the first violation. Access device may be turned off at this point.
3. **Third Violation.** A fine in the amount of \$100 (one hundred US dollars) shall be assessed for a third violation that is similar to and occurs within a year of the second violation. Access device may be turned off at this point.
4. **Fourth Violation.** A fine in the amount of \$150 (one hundred and fifty US dollars) shall be assessed for a fourth or subsequent violation that is similar to and occurs within a year of the third or subsequent violation. Access device may be turned off at this point for the remainder of the year.

The Village at Lighthouse Point HOA

Common Area Facilities and Access Key Contract

I/we have read the rules of the Common Area Facilities and I/we agree to abide by the same. I/we understand that if any of the above rules are violated, it may result in a warning, fines or legal prosecution. I/we also understand that any vandalism done by me, my family, my guests or my tenants (if applicable) will be my responsibility and I/we could be legally prosecuted.

If I/we lose or misplace the assigned access device, I/we will contact the management company immediately to have it deactivated. I/we understand that I/we will have to pay **\$50** for a replacement device.

Homeowner Name:	
Phone Number:	
Address:	
Email:	
Key Fob Number:	
Signature:	
Date:	