

# STRATFORD POINTE HOMEOWNER ASSOCIATION, INC.

## SWIMMING POOL ACCESS RULES AND GUIDELINES

Mail, Fax or Email to: Omega Community Management  
7145 Turner Rd, Ste 101, Rockledge, FL 32955  
Fax 321-757-7903 or Email to:  
bconner@omegacmi.com

### HOMEOWNER INFORMATION

Homeowner name(s) below must appear on the property's title as recorded at the Clerk of the Circuit and County Court Brevard County, Florida.

Homeowner(s) Name

Property Address / Mailing Address

Fob No. Issued

Home Phone

Cell Phone

E-Mail Address

**The Pool Fob will be sent by CERTIFIED mail or you may pick it up at our offices.**

Please Check One

- |   |   |
|---|---|
| <input type="checkbox"/> New Owner / First Time Fob Request, <i>no charge</i> | <input type="checkbox"/> Second Pool Fob, <i>only two per household, \$30 fee</i> |
| <input type="checkbox"/> Replacement Fob, <i>\$30 fee</i>                     | <input type="checkbox"/> Reactivation of Suspended Fob, <i>\$30 fee</i>           |

### TENANT INFORMATION FOR LEASING OR RENTING PROPERTY

Article IV, Section 2, ...all Owners leasing their Lots or Homes are required to provide the Association with a copy of the lease or the names and addresses of the Landlord and the Tenant that are contained in the lease or rental agreement..

Tenant Name

Home Phone

Cell Phone

E-Mail Address

### NAMES OF ALL CHILDREN UNDER THE AGE OF 18 LIVING AT THE ABOVE ADDRESS

Name

Name

Name

Name

**Acknowledgement** - It is understood and acknowledged by the Stratford Pointe Homeowner Association Member resident(s) named on this form that: (1) There is no Life Guard or Attendant on duty at the Stratford Pointe Homeowner Association swimming pool facilities. Therefore, I/we acknowledge that any member of my/our family or guests use these facilities at our own risk. (2) All children under the age of fifteen (15) must be supervised by their parent or other adult guardian who is eighteen (18) years or older at all times while at the pool facility. (3) I/we have received and read a copy of the Swimming Pool Rules and Guidelines and all members of this family and guests will honor and abide by said Swimming Pool Rules and Guidelines and any published changes thereof. It is understood that violations of the Swimming Pool Rules and Guidelines may result in the suspension of our family swimming pool privileges for a designated period of time.

By submitting this form, I/we state I/we are members in "good standing" of the Stratford Pointe Homeowner Association, completed this form accurately and truthfully, for the consideration and use of the clubhouse facilities owned by Stratford Pointe Homeowner Association hereby acknowledge said Stratford Pointe Homeowners Association and their assigns, and all other persons, firms and corporations, both known and unknown of and from any and all claims, demands, causes of action or suits at law, which could arise as a result of the use of said Stratford Pointe Homeowner Association clubhouse facilities located at 1041 Olde Bailey Lane, West Melbourne, Florida, 32904 by the above named homeowner(s), including members of that family and/or guests of that family. I/we understand it will be my/our responsibility to properly conduct myself/ourselves and comply with all the Homeowner Association's "Swimming Pool Rules and Guidelines," of which I/we have received a copy and fully understand, in order to avoid personal injury or property damage.

### SIGNATURES

Signature of Homeowner/Applicant

Date

Signature of Tenant (*if applicable*)

Date

## SWIMMING POOL ACCESS RULES AND GUIDELINES

Stratford Pointe Homeowners Association herein referred to as the Stratford Pointe HOA has established the following Swimming Pool Rules and Guidelines for all the owners, residents and their guests. These Rules and Guidelines are established in accordance and in addition to the Decorations of Covenants, Conditions and Restrictions (CCR's), local governing ordinance, as well as the Architectural Designs standards of our community.

These Swimming Pool Rules and Guidelines have been designed to protect the value of the properties, to promote security and welfare, and to assure a better understanding among all the residents within our community. Stratford Pointe HOA further reserves the right to update and amend these Rules and Guidelines at any time without notice; however a copy of the updates and or amends will be posted within a reasonable amount of time to the owners/tenants.

Any expense incurred by the owner, tenant or guest of a residence is fully the burden and responsibility of the said owner of the subject residence respective to a violation of the Swimming Pool Rules and Guidelines and/or any legal action thereof. The Association reserves the right to exercise the option to levy fines under the guidelines established in the Declaration of Covenants, Conditions and Restrictions of Stratford Pointe and Florida Statute 720.305. Violations of these Rules and Guidelines will result in the suspension of an association member's family swimming pool privileges for a designated period of time. There will be no consideration or allowances for any reduction or refund of violator's association annual assessments during any suspension.

Pool privileges are for the strict use of Stratford Pointe Homeowner families in "good standing" and who have returned their completed and signed Acknowledgement and Release Form to the homeowner association, have the right to use these swimming pool and recreational facilities. It is understood that these facilities are for the private use of Stratford Pointe Homeowner Association residents, tenants and their guests. All other unauthorized persons attempting to use or actually using the pool facilities will be considered trespassing and subject to prosecution to the fullest extent allowable by law.

One key/fob will be issued for free to every household in good standing who completes the acknowledgement form. An additional key/fob is available for **\$30** per key/fob (non-refundable). Each key/fob has a unique number and permanently assigned to a specific household. Lost, stolen and damaged key/fobs are the residents' responsibility. Please, take care of your key/fob and report a lost, stolen or damaged key/fob(s) to Stratford Pointe Homeowners Association immediately.

The key/fob access may be temporarily suspended for delinquent HOA dues, violations or pool rule violations. A cost of **\$30.00** per key/fob (non-refundable) per instance will be charged for re-activation and each occurrence thereafter.

Key/fobs belonging to homeowners who sell their homes will be permanently deactivated. New residents must provide a signed swimming pool access form to receive their first key/fob at no cost or to reactivate the already assigned key/fob left with the home.

General rules are posted within the pool facilities. A complete list of guidelines is provided to each member receiving a key/fob. This guideline is also available on the HOA website. Remember this is a private community pool; keep your key/fob safe. Sharing your key/fob with unauthorized users is unfair to the entire community and is an abuse of pool privileges and will result in loss of pool access.

As a courtesy to all, everyone is requested to leave the pool areas in a clean and orderly condition for others to enjoy. Everyone please be responsible for your own cleanup. Trash and recycle receptacles are provided for your use and convenience. If you relocate pool furniture, please return the furniture to its normal place when you leave to help keep the pool appearance neat and orderly.

All Stratford Pointe Homeowner Association members shall have the authority to enforce these Rules and Guidelines as this is your pool facility. Any patron who sees a violation occurring should discuss this with the violator. If the violator is not cooperative and/or the violation continues, then the violation should be reported immediately to a board member in written form, signed and dated. Recommendations on each received complaint will be submitted to the board of directors for their consideration, final action and written response. Should it become necessary to hire full time attendants to maintain the operation of the pool facilities and enforce the established Rules and Guidelines, the increased operating costs would require increasing each member's annual association assessment.

Thank you for your cooperation. It is the Board of Directors goal to provide a fun, safe, healthy and financially viable environment which responds to the needs of members of Stratford Pointe Homeowners Association. This goal can be met if everyone follows these Rules and Guidelines, but just as important, extends courtesies and respects the rights of others.

## SWIMMING POOL ACCESS RULES AND GUIDELINES

**Children and Infants** - No child shall be left unattended and must be under adult supervision at all times. NO EXCEPTION!

No Children under the age of 15 are permitted access without an adult in attendance. Children under 15 years of age must be supervised by their parent or other adult guardian (18 years or older). Parents or guardians are expected to supervise their children and shall be responsible for and accountable for the actions of their children, tenants and guest(s).

All infants or children not toilet trained must wear appropriate swim suits and approved swim diapers or plastic swim pants. No regular disposable diapers will be allowed to be worn in the swimming pool for sanitary purposes. No nude swimming for infants or children is permitted.

It is recommended and strongly encouraged that parents plan regular bathroom breaks and/or swim diaper changing frequently (approximately every 30 to 60 minutes). Frequent trips to the toilet will further reduce the chance of fecal contamination and urine in pool. Change diapers in the bathroom and not at poolside. Wash your hands with soap and water after using the restroom or changing diapers.

**Clothing** - Only swimming suits allowed, no other type clothing shall be worn as swimming attire in the swimming pool. No T-shirts, unless for medical, personal hygiene or health reasons for which they are allowed but the T-shirt shall be plain white. Normal clothing such as sweat shirts, button shirts, tank tops, cut off clothes, shorts, jeans, etc. are not to be worn in the pool at any time for any reason.

**Diving, Jumping or Running** – Diving and jumping from the edge of the pool or pool ladder is prohibited. The pool is not designed to accommodate diving; all types of jumping, somersaults, cannonballs, gymnastics, etc. are prohibited from the edge of the pool.

**Electrical Devices and Music Volume**– Only battery operated devices are allowed inside the enclosed fenced pool area. Portable musical devices shall be kept low enough to not disturb other pool users. When patrons with musical devices are out of the pools, sunbathing, resting, etc. the use of ear phones would be appreciated and is encouraged.

**Flotation Devices and Toys** – No metal toys, bicycles, tricycles, skateboards roller blades will be permitted inside the pool area or screen enclosure. Face masks and goggles shall have safety tempered vision glass or shatter proof materials. All toys must be approved by the manufacturer for swimming pool use and may not endanger swimmers, sunbathers, or spectators in or around the pool area. Inflatable vinyl beach balls not exceeding 24" in diameter are permissible. All other types and sizes of balls are prohibited.

Flotation devices and foam noodles are permissible so long as they are small in scale, and must not interfere with the use of the pool by others and used as intended by the manufacturer. Flotation devices such as inflatable water wings worn between the elbow and shoulder and inflatable plastic rings or other swimming devices used by smaller children are permissible under the close supervision of an adult and used as intended by the manufacturer.

**Food and Beverage** – Food, chewing gum and beverages are prohibited in the pool and on the pool wet deck areas.

No chewing gum is allowed in or around the swimming pool. All food, beverages and the like must stay within the screen enclosure. Glass containers are strictly prohibited within the fenced pool area or screen enclosure. No alcoholic beverages or intoxicated persons will be permitted or tolerated anywhere in the swimming pool or recreational facilities property.

**Guest Policy** – Requires all guests to have the written consent with them at the time of entering the pool facilities or must be accompanied by an adult association member when using the pool. Association members shall be considerate of other members and not abuse guest privileges as this will affect the homeowner's access privileges.

**Health and Safety** – Persons must NOT swim when ill with diarrhea, vomiting, skin abrasions, blisters, cuts, skin disease or communicable diseases.

**Hours of Operation** - The swimming pool facilities will be available for the enjoyment and use by association members in good standing, their tenants and their guests during the following hours: April – September 7 a.m. – 9 p.m., October – March 9 a.m. – 5 p.m.

**Key/Fob** - Sharing your key/fob with unauthorized users is an abuse of pool privileges and will result in loss of pool access

**Life Guard** – Swim at your own risk. There is never a lifeguard or attendant on duty at the pool, swimming is done at the swimmer's risk at all times or at the risk of the swimmer's parent(s) or guardian(s).

**Pets** – No pets (with the exception of service animals) of any kind will be permitted in the pool area or screen enclosure.

**Running**, boisterous play, gymnastics, roughness, or games endangering swimmers, sunbathers, or spectators on or from the ladder, or on the concrete deck is prohibited.

**Personal Property** - Stratford Pointe HOA will not be held responsible for loss or damage of personal property.

**Pool Entrance Gate** - The gate must be closed and locked after entering or leaving the pool area. This is essential and very important; do not open the entrance gate for strangers or leave the gate propped open at any time.

**Pool Equipment** - Pool equipment and facilities operations and maintenance problems should be reported in writing to the Board of Directors or Management Company. Do not restrict or impede circulation of water flow. Do not place hands, feet or body over the circulating pool water discharge nozzles located in the side walls of the pools. Doing so restricts the normal circulating water flow and causes excess water back-pressure on the water circulating pumps and the pools filtration equipment thus "upsetting" the equipment's normal function and operation.

**Pool Furniture** – Shall be treated with respect, not abused and used as intended by the manufacturer.

**Pool Safety Equipment** - Life rings and shepherd crooks may not be used as toys or floatation devices at any time. All safety equipment shall be treated with respect and used as intended by the manufacturer.

**Profane Language** - No abusive or profane language including related gestures will be allowed or tolerated from any individual anywhere at the swimming pool or on the recreational facilities property.

**Security** - Stratford Pointe has a video tape security system which records all activities in and around the pool area, which can be reviewed to identify rule violations.

**Smoking** - Smoking is permitted, be courteous of your neighbors and discard ashes and butts as intended in the appropriate receptacles.

**Sun Protection** - Suntan oils clog the pool filters and stain pool furniture. These products also coat the pool sides and concrete decks making them a slip hazard. Water soluble suntan lotions or sun blocks would be appreciated and are encouraged.

**Tenant Policy** – Any property owner of Stratford Pointe HOA is required to provide written consent accepting total responsibility of their tenants' swimming pool access. Meaning, the homeowner is responsible for any and all violations, vandalism, etc., incurred by the tenant and will accept all cost or consequence incurred or created by the tenant. It is the responsibility of the homeowner to insure the tenant is fully aware and understands all Swimming Pool Rules and Guidelines and does not abuse their privileges when using the pool facilities.

**Thunderstorms or Inclement Weather** - Patrons should be very aware and alert towards possible sudden weather changes, i.e. thunderstorms or inclement weather. Whenever the threat of lightning and/or other types of possible hazardous weather is likely, the swimming pool facilities shall be considered "closed" and patrons shall leave the swimming pool facilities premises until acceptable swimming weather returns.

**Vandalism** - Vandalism in the pool or recreational facilities will not be tolerated. This includes, but is not limited to, damaging pool furniture, throwing rocks or stones into the pool and stopping up plumbing. Immediately report any vandalism to the West Melbourne Police Department and Management Company.