



**POOL,
CLUBHOUSE
&
RECREATION FACILITIES**

**RULES
AND
REGULATIONS**

REVISED 5/26/2015

Coldwater Crossing

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Article I.

Introduction

POOL, CLUBHOUSE, FITNESS CENTER, TENNIS & BASKETBALL COURTS AND TOT LOT

The pool, clubhouse, fitness center, tennis, basketball court and Tot Lot are part of the common facilities that are operated and maintained by the Coldwater Crossing Master Association for the common enjoyment of the Members. Certain Rules and Regulations and procedures have been adopted to assure the proper operation of these facilities.

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Article II.

General Facilities Rules and Regulations

General Facilities Rules and Regulations apply to all areas of the Coldwater Crossing Clubhouse complex, including the social building, sports facilities, and outdoor pool, associated indoor areas, and surrounding outdoors areas unless specifically noted.

Specific rules and regulations for the building, sports facilities, and pool follow these general rules.

Access Card

A HOA-issued access card is required for entry into any area of the clubhouse.

- ◆ One access card will be issued to each household at no charge at time of settlement. All additional cards can be purchased for \$15.00. Limit of 2 per household.
- ◆ The charge for a lost card is \$15.00. Lost cards should be reported immediately to the management company so the card can be deactivated.
- ◆ Access cards may not be shared or borrowed at any time. There will be a fine imposed to all who violate this rule. Fines are as follows.
 - First offense - \$25.00 fine.
 - Second offense - \$50.00 fine and 1 month suspension.
 - Third offense - \$100.00 fine and 1 year suspension.

Clubhouse Usage

All Clubhouse activities and or amenities are open to residents in good standing. **“Good standing”** means all Association dues are paid up to date and there are no outstanding violations. A resident who is not in good standing with the HOA for any reason cannot use the Clubhouse facilities as a guest of another resident.

Tenants are considered “residents.” At the end of the lease term, the access card(s) must be returned to the Landlord.

Non-resident owners and/or landlords do not have access to the clubhouse while their home is being rented.

Homebuyers who have signed their agreement of sale but who have not yet settled in their homes are **not** considered “residents” and do not have access to the clubhouse or aforementioned facilities.

When guests are allowed to use the clubhouse facilities or participate in its activities, the host resident(s) must accompany the guest(s) at all times and are responsible for the guests’ behavior.

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General Clubhouse Rules

The priority of use of all areas of the clubhouse is:

- ◆ Social Committee events and functions
- ◆ Classes or club activities established by a chartered committee.
- ◆ Personal use.

Smoking on clubhouse grounds is permitted ***only*** in the designated exterior smoking area (Rear exit of Ballroom). Smoking is completely prohibited indoors for any reason. Cigarettes are to be disposed of in the designated receptacles. Non-compliance to these rules will result in fines and/or loss of clubhouse privileges.

Phone with 911 access is available in kitchen area and should be used in case of an emergency.

Personal radios or other music/video devices must be used with headphones or earphones. Approved social events may be exempt.

Firearms, ammunition, other weapons, flammable liquids, fireworks, and illegal drugs are strictly prohibited.

No signs, posters, or materials of any kind can be affixed to or cover any outside or inside surface area of the clubhouse. No soliciting, items for sale signs, etc.

No doors may be propped open.

No animals, of any kind, are allowed in any area of the clubhouse complex (including surrounding outdoor areas) except for those certified for assistance to and accompanying physically disabled persons.

Loud obnoxious, rude or otherwise inappropriate behavior is not allowed.

No alcoholic beverages may be consumed in the clubhouse complex (including surrounding outdoor areas) except for Board approved social events.

Any resident under the age of 16 must be accompanied and supervised by an adult at all times.

Children under the age of 16 are not to be left alone or unaccompanied at anytime. Non-compliance to these rules will result in fines and/or loss of clubhouse privileges.

Damages to or Malfunctions of Facility or Equipment

Report any damaged equipment, furniture, or other part of the clubhouse complex to the Management Company.

When necessary, the Management Company will determine the responsibility for damage by any resident and assess appropriate fees and/or fines.

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Facility Temperatures and Lighting

Lights must be turned on and off by the members using the facility. Foyer and Lobby lights should remain on at all times.

Building temperature schedules may only be varied by the Management Company depending on usage, seasonal requirements or special events.

Waiver of Liability

Residents are responsible for removing all personal property when leaving the clubhouse area. The Association assumes no responsibility for loss or damage of personal property.

When using any part of the Clubhouse complex, residents:

- ◆ Assume all responsibility, risks, liabilities and hazards for themselves their guests use of the facility and its equipment, and release and forever discharge the community developer, Management Company, the Homeowners Association Board of Directors, associated committees and sub-committees and their officers, directors and members, from any and all claims, costs, causes of action and liability for personal injury or death, and damage to or destruction of personal property arising from the resident's or guest's use of the Clubhouse complex and it's equipment.
- ◆ Agree to indemnify and hold harmless the HOA and its officers and members past, present, and future from any and all claims, costs, causes of action and liability resulting from negligence or otherwise for an injury to any person or property, suffered by the resident or resident's guests which arise from or are in any way related to the resident's or guests' use of the Clubhouse complex.

Article III.

Clubhouse Rules and Regulations

Hours of Operation

5:00 AM to 12 Midnight Daily

Hours may be extended for Board approved functions.

Guests

Guests must be supervised by a resident at all times.

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General Rules and Regulations

Residents using the clubhouse are responsible for complete clean-up following any event and/or activity.

No bathing suits (including any related attire) or bare feet are allowed in the social building, except within the restroom area. Shoes and shirts must be worn at all times.

Cell phones should be placed on vibrate, and cell phone conversations should be conducted outside or in a private area of the facility only.

Kitchen Rules

Food may be kept in the refrigerator and/or freezer up to 24 hours prior to event at your own risk.

Food must be removed from the refrigerator and freezer immediately following an event.

All trash must be placed in the trash containers and removed to the outside trash receptacle immediately following event.

The kitchen must be restored to the condition it was in prior to use.

The dishwasher must be emptied if used.

All spills must be cleaned up. Countertops, tables and other surfaces must be cleaned and dried. The floor should be swept and damp mopped if necessary.

The lights should be turned off when not in use.

Ballroom

The Ballroom is meant for approved Association functions and private functions.

It is not permitted to be used as a general play room or play area.

A Ballroom Rental Agreement must be submitted to the Management Company with payment in order to reserve a specific date and time for private use.

The Ballroom must be cleaned up immediately after use. Chairs must be stacked and the tables stored in the carts provided. No furniture is to be stored in the Sprinkler Room.

A Pre & Post Inspection will be conducted for all private functions.

The lights & fans should be turned off when not in use.

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Playroom

The playroom will not have childcare and thus all children under the age of 16 must be accompanied and supervised by an adult at all times.

The playroom is not a place for parents to drop children off unattended.

The lights & television should be turned off when not in use.

The playroom must be returned to the condition it was prior to use.

Non-compliance to these rules will result in fines and/or loss of clubhouse privileges.

Billiard Room (Game Room)

Billiard table users must be 16 years of age or older or 13 – 15 years if supervised by parent.

Guests using the billiard table must be accompanied by a resident while using the table and must meet the minimum age requirement.

Game tables, other than the billiard table, can be used by children who are of sufficient age to play with adult supervision.

The lights & television should be turned off when not in use.

Lounge

The Lounge must be restored to the condition it was prior to use.

The lights & television should be turned off when not in use.

Books are available for use by all residents & their guests at no charge. All donated books should be submitted to the Management Company.

Clubhouse Parking

The Clubhouse parking area is for the sole purpose of recreational facilities only. All vehicles parked in this area not relating to the facilities will be towed at the owners' expense.

The parking lot across the street from the clubhouse where the basketball courts are located is reserved for resident parking only. There are NO exceptions.

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Article IV.

Pool Rules and Regulations

Fees

The pool is open to all residents of the Coldwater Crossing Community. Each resident is entitled to one pool pass (Photo ID) at no cost. A fee of \$5.00 will be charged to replace a lost or damaged pass.

Pool passes and/or validation stickers will be issued each year to all residents that are in good standing with the Association and have no outstanding fines. There must also be a current Homeowner and/or Tenant Information Sheet, and if applicable, a current lease and lease addendum on file with the Management Company.

ID's will be issued to residents 9 months of age and older. ID's may only be used by the individual resident to whom they are issued. **THEY MAY NOT BE LOANED OUT OR BORROWED.** Homeowners that lend out pool ID's may lose their privileges for the entire season.

Photo ID's are distributed during regular management office hours:

Monday – Friday 9:00 AM – 5:00 PM

Wednesday 9:00 AM – 7:00 PM (May 13 – August 26, 2015) Dates are subject to change.

Guest and Caretaker Passes

Single Use Passes - \$5.00 each

Multi-Pass (10 Separate Guests) - \$40.00 each

Checks or Money Orders are accepted

Guest Passes will no longer expire starting with any unused 2011 passes. Lost or damaged guest passes will **NOT** be replaced.

Caretaker Pass (Non-Resident authorized to escort children under the age of 16 to the pool) - \$50.00 Caretaker Passes are valid for the entire pool season.

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Pool Schedule

A lifeguard will be on duty during the hours specified below.

Daily – Memorial Day thru Labor Day

The operating hours while Public School is still in session will be:

Saturday, Sunday & Holidays from 10:30am - 8:30pm.

Once School has ended the Pool hours are:

Monday – Sunday from 10:30am – 8:30pm

****Times subject to change for swim lessons****

Admittance Procedures

Admittance to the pool is allowed by residents of this community. A limit of 4 guests per household is permitted at one time. Members and guests must sign in at the gate and show your pool pass(es) to the lifeguard upon arrival.

Children 15 and under must be accompanied by a parent or responsible guardian (a family member who is 16 years of age or older). Parents/Guardians are responsible to watch their own child(ren) and must remain inside the pool area at all times. Responsible guardians 16 – 18 years of age must have a signed consent form on file in the Management office.

Violations

The Board of Directors will suspend pool privileges of any resident found to have violated the rules and may impose a fine for the violation. Privileges will also be suspended for any resident who is in arrears on their assessment dues or is in violation of any Association Rules or Regulations.

Suspensions of pool privileges include the entire household and are as follows:

- 1st offence – One week suspension
- 2nd offence – One month suspension
- 3rd offence – Suspension for season

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General Pool Regulations

- OBEY THE INSTRUCTIONS OF THE POOL ATTENDANT AT ALL TIMES
- You must be at least 16 years old to enter the pool without adult supervision.
- Please inform the lifeguards of any medical conditions you or your family member/guest may have that you think they should know about, that way the lifeguard can be alert and ready to assist if needed.
- Develop a buddy system- Do not swim alone or allow someone that cannot swim to swim alone. Do not depend on a noodle or a flotation device to keep you at the surface.
- No running, diving, jumping, horseplay, cannonballs or doing flips off the edge of the pool.
- No hanging or sitting on the pool rope. Once a swimmer enters the swimmer lane, the lane must be clear of children and other guests
- The lifeguard(s) are responsible for the safety of others and enforcing the rules. You must obey the rules given or you may be asked to leave.
- Children are to be kept away from the pool filters. The suction may injure them or prevent them from reaching the surface.
- Never leave small children unsupervised in or around the pool- even for a minute.
- A parent or adult guardian of 18 must maintain visual contact with, and be in control of children and must remain within an arm's reach at all times.
- No spitting or blowing noses in the filtration system or the sides of the pool
- No excessive splashing
- No entering the pool with an open wound or an infectious or communicable disease. Be aware that open cuts, blisters, or wounds may become infected and spread.
- Pets are not permitted in the swimming pool area or within the swimming pool itself, unless classified as a service animal.
- No alcohol, glass containers or gum
- **Food in pool area will be limited to small snacks only and not to be eaten near pool. Homeowners are responsible for cleaning up any mess (Subject to change if snacks in pool/gated area become a maintenance issue)**
- No smoking in the pool area
- Appropriate swim attire required at all times
- No wet bathing suits are allowed in the clubhouse, except for the restroom
- Enter the locker rooms/restroom from the outside entrances only
- Children over the age of 5 are not permitted in the opposite sex locker rooms/restrooms
- Personal radios, other music/video devices, and any other electronic device must be kept away from the pool. Any music or video device must be used with headphones or earphones.
- Small toys and inflatable tubes, noodles, diving rings, beach balls, soft and squeeze balls and soft foam shooters are allowed if used in a safe manner and do not endanger other swimmers.
- Snorkels, torpedoes and water guns, footballs, baseballs, basketballs, tennis balls, hockey pucks and other hard objects are banned. The lifeguard on duty will make any discretionary decisions on which toys will be allowed.

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- Swimmers engaging in unsafe or disruptive behavior will be asked to leave the facility. No abusive or profane language will be tolerated in the pool area.
- Prolonged underwater swimming, breath holding or games including such behaviors will not be allowed.
- Pool toys in **Adult pool area**, are limited to dive sticks (which should be used with extreme caution), only if occupancy permits. No floats, rafts, balls, or noodles. Usage of dive sticks may be subject to change should they become a safety issue.
- Pool toys in **Children's pool area** are limited to small pool toys, swimmies/swim vest (as permitted for safety), small inflatable tubes, noodles, and small balls made for pool use, only if occupancy permits. Usage of the toys listed may be subject to change should they become a safety issue.
- Chairs, tables & lounges are provided by the Association. However, personal chairs are allowed, but must be removed from the pool area when the resident leaves. No saving or reserving chairs, tables or lounges allowed.
- The Association is not responsible for personal items left in pool area. All lost items will be placed in the lost and found bin.
- All residents must clean up the pool area before leaving
- No climbing of fences
- The pool and its surrounding areas must be vacated immediately at the first sign of thunder or lightning
- Pool buildings are off limits to all residents and their guests.
- Residents and guests are forbidden to operate any equipment associated with the operation of the swimming pool, including pumps, motor, filtration system, electrical equipment and chemicals.
- No fraternizing with the lifeguards or pool staff.

****Please note, if there is a problem at the pool, for the quickest results, come directly to the Head Guard****

Adult Pool Area

- Adults with incontinence issues must wear adult swim pants
- No wearing makeup in the pool
- If using fitness center, shower before using pool
- Lap swimming – one lane will be roped off for lap swimming. Be courteous to your fellow members swimming laps. Do not crowd out members who are already swimming laps. Wait until there is room for an additional swimmer in the lane. No more than 2 swimmers per lane at any time.

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Children's Pool Area

- Lifeguards may require children to perform a swim test. Pool passes will then be marked identifying the child has passed the test.
 1. Swim half of a lap lane on your front
 2. Turn over
 3. Swim back to the wall on your back
 4. Tread water for 30 seconds
- No diapers permitted – approved swim pants only.
- Children under 6 years of age must be physically accompanied by an adult at all times in the pool.
- Children who cannot swim must be accompanied by an adult at all times in the pool.

Pool Closure

The Head Guard on duty will make any discretionary decisions on which the pool is closed, and will notify the Management office, at which time a mass email will be sent out to all residents notifying of the pools closure.

The Lifeguard(s) are in control of announcing when the pool should be evacuated immediately and safely.

- **First sound of thunder**- Pool closed for 30 mins.
- **First sight of lightening**- Pool closed for 30 mins
- **A.F.R (Accidental Fecal Release)**- Pool closed for up to 30 mins or more.
- **Pool visualization (Cannot see bottom)**- Pool closed for up to 30 mins or more until cleared.

Lifeguard(s) Procedure

Be aware of the lifeguard's whistle procedure.

- **1 whistle blow** means the lifeguard is saving a drowning patron.
- **2 whistle blows** is used to make an announcement.
- **3 whistle blows** means there is an emergency. The lifeguards will activate the emergency plan and 911 to be called.

Be aware of the lifeguard's rotation.

The Lifeguards will be rotating positions every hour to make sure that the pool area is clean, chemicals are being checked, ID's are being checked and the lifeguards are getting their 30 minute breaks. On weekdays there will be 2 guards rotating. On weekends there will be 3 guards rotating.

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Guests

- 4 guests per household are permitted.
- Residents must accompany guests & are responsible for their guests
- Guest passes may only be purchased through the management company and be paid with cash or a check made payable to: Coldwater Crossing Master Association.

If special consideration is needed in regard to these rules, please submit a written letter of explanation to the management company for review by the Coldwater Crossing Master Association Board of Directors.

Note that these Rules/Regulations may be changed or amended at anytime. See the rules posted at the pool area or contact the property manager for the most up-to-date version.

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Article V.

FITNESS CENTER RULES AND REGULATIONS

**The Fitness Center Rules and Regulations are listed below.
Please note that these Rules/Regulations may be changed or amended at any time.**

Fitness Center Use

- Residents only no guests permitted.
- Children 13 years of age and older are allowed use of the fitness center under the direct supervision of a parent. The parent must have a signed liability waiver on file in the management office.
- Children 16 and over may use the fitness center. The child's parent must have a liability waiver signed and on record in the management office.
- Keep the facility neat and clean

EXERCISE EQUIPMENT

- The Association is not responsible for any injuries sustained by the use of the equipment.
- Equipment is used at your own risk.
- Do not use equipment that is "Out of Order."
- First come first serve no advance reservations.
- Use of one machine is limited to 30 minutes if another resident is waiting for same.
- Refer to instructions on posters and equipment.
- Spray & wipe off equipment after use.
- Exercise clothes must be worn while in Fitness Room & on equipment. (Minimum of t-shirt, shorts & sneakers).
- No wet bathing suits.
- Residents must use personal towels.

DAMAGE

- Any damage to the Fitness Center, equipment or any recreational common element will be repaired by the Association and will be assessed to the resident responsible.
- Report any damages no matter how minor to the management company, repairs will be arranged by the management company.

PROHIBITED

- Smoking, Alcoholic beverages, any inappropriate behavior at any time in the Fitness Center.
- Glass containers. **PLASTIC ONLY PERMITTED.**
- Headphones or earphones must be used for personal music. Boom boxes not to be used without headphones.
- No creams or analgesics (Icy Hot, Ben-Gay, etc.), to be applied while in Fitness Center.

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- Cell phone use is not permitted inside the fitness center.

VIOLATIONS

- The Board of Directors will suspend Fitness Center privileges of any resident found to have violated any rules or regulations and will impose a fine for the violation.
- Privileges will also be suspended for any resident who no in Good Standing.

1st. Offense - Access Card is turned off for 30 days

2nd Offense - Access Card is turned off for 30 days plus a \$50.00 fine is issued

3rd Offense - Access Card is turned off indefinitely

Article VI.

TENNIS COURT RULES AND REGULATIONS

These rules exist for the purpose of maintaining our courts and providing an opportunity for all to use them. Each resident is asked to cooperate and to assist in enforcing them.

Hours of Operation are Dawn to Dusk

Please be considerate of others so that the courts may be enjoyed by everyone.

1. Proper tennis etiquette should be observed at all times.
2. Proper attire is required including smooth soled shoes. Bathing suits are not acceptable.
3. Bicycles, roller blades, skateboards and PETS are not permitted on the courts. No ball playing other than tennis is permitted.
4. Tennis ball cans and other debris should be placed in the trash receptacles provided.
5. Sitting and leaning on the nets is damaging to the nets and net straps and is strictly prohibited.
6. Glass of any kind is not allowed on the courts.
7. Misuse of the courts will result in the loss of recreational facilities.
8. Guests must be accompanied by a resident who is to remain with and be responsible for the guest.
9. Children are to be supervised at all times by a parent or guardian
10. Do not leave the gate open.
11. Smoking is prohibited.

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Article VII

BASKETBALL COURT RULES AND REGULATIONS

These rules exist for the purpose of maintaining our courts and providing an opportunity for all to use them. Each resident is asked to cooperate and to assist in enforcing them.

Hours of Operation are Dawn to Dusk

Please be considerate of others so that the courts may be enjoyed by everyone.

1. Proper attire including smooth soled shoes should be worn at all times.
2. Skateboards, bicycles or roller blades are NOT permitted on the courts.
3. Glass of any kind is not allowed on the court.
4. Please use the trash receptacles properly.
5. Foul or improper language should not be used at any time.
6. Misuse of the courts will result in the loss of recreational facilities.
7. Smoking is prohibited.

Article VIII

TOT LOT RULES AND REGULATIONS

These rules exist for the purpose of maintaining our Tot Lot and providing an opportunity for all to use it. Each resident is asked to cooperate and to assist in enforcing them.

Hours of Operation are Dawn to Dusk

Please be considerate of others so that the Tot Lot may be enjoyed by everyone

1. This area is for use by children under the age of 12 years.
2. Children under 10 years of age should be supervised at all times.
3. It is recommended that "slick" bottom shoes not be worn while on the play equipment.
4. It is recommended that children not wear necklaces or excessive jewelry while on the play equipment to reduce accidental injury.
5. Please use the trash receptacle properly. Do not leave food or beverages in the area.
6. Smoking is prohibited within the playground area.
7. Pets are NOT allowed inside the playground area.
8. Misuse of the Tot Lot will result in the loss of recreational facilities.

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Modification of Violation of Rules

No resident or employee of the Management Company or Pulte Homes may waive any Rules and Regulations in this document without express authorization of the Coldwater Crossing Master Association Board of Directors.

The Master Board may from time to time review these Rules and Regulations for adequacy and may propose additions, deletions or changes.

The Coldwater Crossing Master Association Board of Directors will suspend privileges of or fine any resident who violates the rules in this document or who is not in Good Standing.

It is necessary for you to comply with any and all rules and regulations of the Pool, Clubhouse, Tennis & Basketball Courts, Fitness Center and Tot Lot. These rules are not inclusive. Amendments may be made from time to time as necessary.

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VERIFICATION OF RECEIPT OF THE RECREATIONAL RULES AND REGULATIONS

This is verification for the Executive Board of the Coldwater Crossing Master Association that you have read and understand the Rules & Regulations of the community and will abide by those Rules & Regulations and to see that your family, guests and tenants do the same.

Print Name: _____

Address: _____

Signature: _____

Date: _____

Please return to:

Coldwater Crossing Master Association
8466 Mason Court
Breinigsville, PA 18031
Phone: 610-336-0644
FAX: 610-336-0646