

SULLY STATION COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO. 22-1

USE OF COMMON AREAS: SWIMMING FACILITIES RULES

Relating to Rules and Regulations for Swimming Facilities Usage

WHEREAS, Article III, Section 3(c)(2) of the Amendment and Restatement of Sully Station Declaration of Covenants, Conditions and Restrictions (“Declaration”) empowers the Board of Trustees (“Board”) to establish rules and regulations governing the use of the Common Areas; and

WHEREAS, Article VI, Section 9(c) and (d) of the Bylaws of the Association state that it shall be the duty of the Board to adopt and publish rules and regulations including fees, if any, governing the use of the Common Areas and facilities and the personal conduct of the Members and their guests thereon; and

WHEREAS, the Association previously adopted Policy Resolution No. 14-1 on the topic herein and said resolution is now superseded by this policy resolution.

NOW, THEREFORE, BE IT RESOLVED THAT that Policy Resolution No. 14-1 is hereby revoked and the following Rules and Regulations for use of the swimming pool are adopted by the Board:

I. RIGHT TO USE SWIMMING FACILITIES

1. All lot owners (“Owner”) or their designated tenants (“Tenant”) are entitled to use the swimming facilities (“Pool”). A non-resident Owner who leases his lot may choose either to use the Pool as is his right or may transfer the right to use the Pool to his Tenants. Due to occupancy limitations regarding the Pool, use of the Pool by both the non-resident Owner and his Tenants is not permitted. Non-resident Owners who lease their lot must designate, in writing, using a form authorized by the Association, those Tenants residing in the lot who are entitled to use the community facilities, including the Pool and tennis courts.
2. Pursuant to the Association’s due process policy resolution, the right to use the Pool and tennis courts and other recreational facilities may be suspended by the Board for those Owners who are delinquent in their assessment payments for two (2) months or more or for other violations of the Association’s covenants or rules and regulations.
3. The Association may allow the sale of a limited number of Pool memberships to non-residents (“Outside Pool Member”) pursuant to Policy Resolution No. 13-1. Outside Pool Members shall be entitled to use the Pool as well as other community facilities subject to their compliance with this policy resolution and any rules and regulations pertaining to use of the Pool and other community facilities. All outside pool memberships expire at the end of the pool season.
4. The following individuals are also entitled to use the Pool provided that the related Owner, Tenant or Outside Pool Member has not had their privileges suspended:

- a. Immediate family members of Owner, Tenant or Outside Pool Member residing with him/her.
 - b. Non-resident minor children or stepchildren of Owner, Tenant or Outside Pool Member.
 - c. Non-resident adult children or stepchildren of Owner, Tenant or Outside pool member 25 or younger.
5. The Association shall maintain control over access to the Pool to ensure that only users so entitled enter the Pool. Such access control may require seasonal preregistration and verification of entitlement as well as reasonable verification of continuing entitlement during the season. Eligibility for access may take the form of facility access cards (or other devices) to be presented at each entry or a listing of entitled users maintained at the pool entrance by the Association, its agents and/or the pool management company. In order to ensure this access control, Pool users may be asked for reasonable forms of identity verification at each entry.

Any facility access card or device issued by the Association is the property of the Association and is for the exclusive use of the person to whom it is issued. Facility access cards or devices are not transferable and may be suspended by the Association due to violations of the Association's legal documents or rules and regulations. Facility access cards or devices must be surrendered upon request of the Association.

6. The Association shall allow guest access to the Pool. Each season each lot will be allowed the use of fifteen (15) guest-days during the season at no charge. The Board may change the number of no-charge guest-days per lot from season to season subject to a minimum allowance of fifteen (15) guest-days at no charge each season per lot. Additionally, each season each lot will be allowed the purchase of up to an additional fifteen (15) guest-days during that season for \$60 (or \$4 per guest-day if less than fifteen guest-day admissions are requested). The Board may change the number of guest-days allowed for purchase and the price and terms of said guest-days from season to season subject to a minimum allowance of fifteen (15) guest-days shall be available for purchase each season per lot. All guest passes expire at the end of the season and purchased guest passes are non-refundable.

Guest access may be controlled in the form of guest passes or a listing or remaining available guest-days per lot maintained at the pool entrance. Pool users must be age 18 or over in order to bring a guest to the Pool. Pool users and their guests may be asked for reasonable forms of identity verification at each use of a guest pass. Guest may be required to sign a log or other register to enter. Guest must be accompanied by their host and hosts must remain at the Pool during any time their designated guest is present. Guest passes issued by the Association are the property of the association and are for the exclusive use of the lot to which it was issued. Guest passes are not transferable and may be suspended by the Association for violations of the Association's legal documents or rules and regulations. Guest passes must be surrendered upon request of the Association.

II. RULES FOR USE OF THE POOL

1. The pool facilities are operated expressly for the enjoyment of the Owners, their families, and their authorized guests during the operating house. Owners are required to review and be familiar with these rules and policies, to caution their family members, tenants and guest to observe them, and to comply with the direction of the pool management company and lifeguard staff. Owners are responsible for their family members, tenants, and guest and will be held legally accountable for their compliance. All Owners must comply with the established rules and policies. By doing so, each Owner helps ensure the greatest enjoyment of the facilities by the community at large. Owners should inform their family members, tenants, and guests of the rules and policies and should understand that their own failure to comply with the rules and policies, as well as the failure of their family members, tenants, and guest may be cause for suspension of privileges and/or other sanctions.
2. At the Pool, the Association is represented by the managers and lifeguards, who have been instructed of the rules of the Pool. Any conflicts shall be address with the Pool manager, or assistant Pool manager, who will bring the issue to the Board if it cannot be satisfactorily resolved.
3. Lifeguards will be on duty at all times when the Pool is open. They have the authority to use their discretion to enforce the 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 Pool manager may prohibit entry to anyone for up to one week for each violation or for the remainder of the season with authorization of the Board.
4. Safety is of primary concern to the Association and its members. All person using the Pool do so at their own risk and agree to abide by the rules for use of the facility. The Association assumes no responsibility for an accident or injury in connection with such use or for any loss or damage to personal property. Owners, Tenants and Outside Pool Members are responsible for the actions of anyone gaining access through them, including, but not limited to, their children and guests. Any injury requiring medical treatment (including first aid) must be report to a lifeguard.
5. Children under twelve (12) years of age must be accompanied by a responsible person eighteen (18) years of age or older while in the pool area.
6. 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 season and may be prosecuted for trespassing. The lifeguard on duty may close the Pool at any time and such closure shall take precedence over the posted scheduled hours.
7. The Association has developed additional specific rules regarding the behavior of Pool users and other prohibitions regarding Pool usage, which may be changed from time to time. Attached as Exhibit A to this resolution are rules regarding the Pool which must be followed by all Pool users to help ensure a safe, healthy and enjoyable experience for all users.

Adopted this 12 day of January, 2022.

BOARD OF TRUSTEES OF SULLY STATION COMMUNITY ASSOCIATION

BY: 

Mike Reda, President

FOR ASSOCIATION RECORDS

I hereby certify that a copy of the foregoing Policy Resolution was emailed, posted in The Signal Newsletter or hand delivered to the members of the Sully Station Community Association on this 13 day of January, 2022.

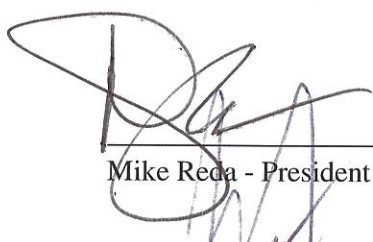
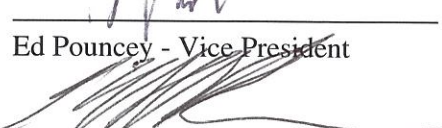

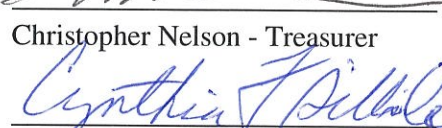
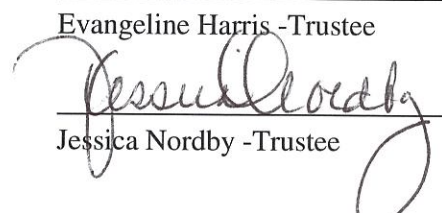


Melina Barry, Community Manager

RESOLUTION ACTION RECORD

Duly adopted at a meeting of the Board of Trustees held January 12, 2022.

Motion by: Cynthia Gilbride Seconded by: Ed Pouncey

	Vote:				
	YES	NO	ABSTAIN	ABSENT	
 Mike Reda - President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Ed Pouncey - Vice President	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Christopher Nelson - Treasurer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 Cynthia Gilbride - Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
 David Bidwell - Trustee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
 Evangeline Harris - Trustee	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
 Jessica Nordby - Trustee	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

SULLY STATION COMMUNITY ASSOCIATION, INC.

EXHIBIT A (TO POLICY RESOLUTION NO. 22-1)

ADDITIONAL SPECIFIC POOL RULES

Relating to behavior and Conduct at the Pool

I. Pool Management

The pool manager and lifeguards have fully authority for the proper conduct of patrons and operation of the pool during scheduled operating hours.

- a. Persons unable to demonstrate swimming proficiency to the lifeguards are not permitted in deep water (water deeper than 3.0 feet). Swimming proficiency is defined as the ability to swim one length of the main pool without resting; and the ability to tread water for one minute. Persons unable to demonstrate swimming ability must be within arm's reach of a parent, guardian or Responsible Person at all times.
- b. All persons must obey the instructions of the pool manager and lifeguards.
- c. All persons must stay clear of guard stations and not loiter at the check-in desk.
- d. Music devices are permitted but must be used in conjunction with earphones. The lifeguards may revoke this privilege, if abused, for a specific patron or the Pool at large without prior notice.
- e. No unauthorized person is allowed in the pump or chemical rooms or in the area behind the check-in desk or in the storage rooms.

II. Health and Sanitation.

- a. All persons who use the pool must wear appropriate swim attire such as bathing suit.
- b. All person must take a soap shower prior to entering the pool.
- c. Persons who have a cold, cough, inflamed eyes, infections, or who are wearing bandages must not use the pool.
- d. Spouting of water out of one's mouth, blowing one's nose in the pool and other similar unhygienic actions are not permitted.
- e. Parents of children not yet toilet-trained must ensure their child is snugly fitting rubber pants or swim diapers. Any type disposable diapers are not permitted to be worn in any pool.
- f. Should a water contamination incident occur, the pool may be closed for a period as long as thirteen hours.

III. Food and Drink

- a. Food and drinks may be consumed in designated areas only.
- b. If any beverage other than water is spilled on the deck, a guard must be notified immediately.
- c. All trash and recyclables must be placed in containers provided for this purpose.

IV. Prohibited in Pool Area

- a. Smoking and the use of tobacco products are not allowed in the pool area.

- b. NO alcoholic beverages are permitted. Persons suspected of possessing alcohol or being intoxicated will not be permitted in the pool area at any time.
- c. Illegal drugs, drug paraphernalia, and/or weapons are not permitted.
- d. NO gum will be permitted in the pool area.
- e. Glass containers and breakable objects are not permitted in the pool area.
- f. Playpens and wheeled vehicles are not permitted in pool area, except wheelchairs and baby strollers.
- g. Pets are not permitted in the pool area, except service animals.
- h. Cotton T-shirts are not permitted to be worn in the swimming pool.
- i. Running, pushing or rough play will not be permitted in the pool area.
- j. Physical or verbal abuse will not be tolerated. Violators will be subject to immediate ejection from the pool.

V. Safety Rules

Main Pool. The following rules apply to the entire Pool area except where it is noted that they are specific to the main pool area:

- a. Running on the deck is prohibited.
- b. Dunking, splashing, snorkeling, use of swim masks and either standing or sitting on another's shoulders are prohibited.
- c. Somersaults, jumping in backwards, playing on pool ladders, pushing patrons into the pool, or other careless actions from the pool edge are prohibited.
- d. Children using approved floatation devices. (i.e., USCG approved life vests) must be within arm's reach of a parent, guardian or Responsible Person at all times.
- e. Life preservers, inner tubes, rafts or play equipment are not permitted in the main pool except on designated raft nights.
- f. Kickboards are for kicking in the lap lanes only.
- g. Children younger than three (3) years of age will be allowed in the main pool area only if under direct and constant supervision of the child's parent, guardian, childcare provider or designated Responsible Person. Children who are not toilet trained are not permitted in the main pool.
- h. Only one person is permitted on the diving board or ladder at a time. Dives will be in a forward direction propelling the driver away from the board.
- i. There will be a ten (10) minute rest period each hour in the main pool for persons who have not reach the age of sixteen (16). During this period, these persons must be completely out of the pool. Lifeguards may make reasonable exceptions in the case of bona fide swim instruction or for children qualifying to be in the main pool under section V(g) above.
- j. In the event of inclement/threatening weather, the pool manager may temporarily close the pool facility. Patrons must completely clear the pool deck and bath house until deemed safe by the pool manager.

Wading Pool Area. The following additional rules apply in the wading pool area:

- k. Wading pool use is limited to children five (5) years and younger and the person(s) who is/are required to accompany them under section (m) below.

- l.** Children must wear cloth diapers with snug fitting rubber pants swim diapers underneath appropriate swimwear such as a bathing suit. Disposable diapers that are not specifically designed to be worn in water are not permitted. Non-compliance with this provision must result in a requirement that the child in question and his/her parent, guardian, childcare provider or Responsible Person leave the pool area until proper attire is obtained and worn at the pool.
- m.** No lifeguards are posted at the wading pool. Children using the wading pool must be accompanied by the child's parent, guardian, childcare provider and/or designated Responsible Person at all times.
- n.** Toys must be limited to small floating and unbreakable plastic items.
- o.** All furniture must remain on pool deck and must not be placed in the water.

Lap Lanes. The following additional rules apply to the lap lanes:

- p.** Lap Lanes are intended to daily use. If no one is using the lap lane, persons may use it for lap swimming or bona fide swimming instruction only.
- q.** Swimming over or across lap lanes or using the lane dividers in a manner that causes damage in any way is not permitted.