

Market Street at Town Center Condominium
RULES AND REGULATIONS
USE OF POOL AND POOL DECK AREA

This document sets forth the Community Rules and Regulations for use of the Pool and Pool Deck Area.

OPERATING PERIOD: Memorial Day through Labor Day, subject to adjustment by the Board of Directors.

OPERATING HOURS: Monday – Friday 11:00 a.m. to 8:00 p.m.
Weekends and Holidays 11:00 a.m. to 8:00 p.m.

Residents and their guests use the pool facilities at their own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property.

1. All residents and all guests must have a pool pass to enter the pool area. (Refer to section on Pool Passes and Process for Issuing Passes.)
2. Guests are limited to two guests per condominium per day.
3. Residents must accompany all guest(s) to the pool.
4. No person is permitted in the Pool and Pool Deck Area unless it is officially open and the lifeguards are on duty.
5. Persons using the pool must shower before entering the pool area.
6. Persons with open lesions or sores are not permitted to use the pool.
7. Children under 16 must be accompanied and supervised by an adult resident.
8. Children not toilet trained must wear a swim diaper or diaper covered by tight fitting waterproof pants in either pool.
9. Food, alcohol, and glass drink containers are prohibited in the pool area.
10. Smoking is prohibited in the pool area.
11. Pets are prohibited in the pool area.
12. Radios and CD players may be played only with earphones, at a volume that does not disturb others.
13. Running and roughhousing in the pool area is not permitted.
14. All flotation devices must be Red Cross certified and are to be used at the sole discretion of the pool management company.
15. No diving is permitted.
16. Chairs may not be reserved for persons who are not in the pool area.
17. Pool hours will be posted at the pool. The pool may be closed at any time due to weather, breakdown of equipment, operational defects or other unavoidable causes.
18. The lifeguards may demand any person to leave the pool area if the rules are not being followed.

POOL PASSES

1. Only residents and guests with valid pool passes are permitted in the pool area.
2. Season pool passes will be issued to residents.
3. Guest Day-Passes may be issued to residents for up to two (2) guests. A fee of \$5.00 will be charged for each Guest Day-Pass.

Process for Issuing Season Pool Passes to Residents

1. Passes will be issued to Unit Residents when the following is in order:
 - a. A current Owner/Resident Information Form for the unit is on file.
 - b. A key to the unit has been given to the on-site manager.
 - c. If the unit is leased, a copy of the current lease is on file.
 - d. Condominium assessment and other charges are current.
2. The resident submits the "Request for Resident Pool Pass" form to the On-Site Manager. Allow up to two business days for processing the request.
3. Passes will be available for pick-up at the Concierge Desk. The resident signs that he/she has received the Resident Pass.
4. If a resident loses a pass, application for a replacement Resident Pass may be made with the On-site Manager. A fee of \$25.00 will be charged for issuing a replacement pass.

Process for issuing Day-Passes for Guests

1. A resident may purchase in advance Guest Day-Passes for up to two (2) guests.
2. The resident requesting a Guest Day-Pass must hold a Season Pool Pass.
3. Each Guest Day-Pass will be honored for only one day. When a pass is used, another may be purchased by the resident.
4. The resident submits the "Request for Guest Day-Pass" form to the On-Site Manager. The request must be accompanied by a fee of \$5.00 for each pass requested. Allow up to two business days for processing the request.
5. Guest Day-Passes issued by the On-site Manager can be picked up at the Concierge Desk. The resident signs that he/she has received the Guest Day-Pass(es).

DISCLAIMER OF LIABILITY

All persons making use of the Pool and Pool Deck Area agree to abide by the rules and regulations for use of the facilities. Use of facilities is at the user's sole risk and responsibility. The Association does not assume responsibility for any occurrence, accident, or injury in connection with such use. No Owner shall make any claim against the Board of Directors, the Association, their servants, agents, or employees, for or on account of any loss or damage to life, limb or property sustained as a result of or in connection with any such use of any of the recreational or common facilities. Each Owner shall hold the Board of Directors, the Association and Managing Agent harmless from any and all liabilities and any action of any nature by any tenants, guests, invitees or licensee of such Owner growing out of the use of the recreational or common facilities, except where such loss, injury or damage can clearly be proved to have resulted from and been proximately caused by the direct negligence of the Board, the Association or their agents, servants, or employees in the operation, care or maintenance of such facilities.

Source: Market Street at Town Center Condominium Residents' Handbook,

Community Rules: Swimming Pool and Spa, pp. 47-48

Distributed: beginning October, 2004

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Revised: May, 2005; April, 2006