

Grove Landing Homeowners Association

Private Pool & Playground Rules & Regulations Pool Season

The following Rules & Regulations
for the Pool Season

Grove Landing HOA reserves the right to amend these
Rules & Regulations at which time
Members will be notified.

Grove Landing HOA Pool Rules & Regulations

The Grove Landing HOA has implemented the following Rules & Regulations .The Rules & Regulations are intended to maintain the condition of the facilities and the acceptance of these Rules & Regulations is a **requirement** to utilize the pool.

General

1. Use of the pool is restricted to homeowners in good standing with the HOA; current with all HOA annual dues, Special Assessments, Violation fees, or any other fees.
2. Grove Landing HOA accepts no responsibility for the loss or damage to personal belongings.
3. Grove Landing HOA accepts no responsibility for injuries due to failure to comply with said rules.
4. No trespassing. Only Grove Landing residents and their allowable guests have use of this private pool; all other are considered as trespassing and will be treated as such.
5. No lifeguard on duty; swim at your own risk.
6. Pool operation hours are from 9 AM to 8 PM
 - a. Anyone found on pool property outside these hours will be considered as trespassing and will be treated as such.
7. Minor children must be accompanied by their parent/legal guardian at all times.
 - a. However, a minor can be accompanied by an adult sibling with permission of the parent/legal guardian.
 - b. Grove Landing HOA Insurance policy defines an "adult" as 18 and over.
 - c. Grove Landing HOA Insurance policy defines a "minor" as 14 and under.
 - d. Youth (15-17 years old) may swim at the pool without adult supervision; however they cannot be responsible for anyone other than themselves and are therefore not allowed guests.
8. Residents and their allowable guests will adhere to a 4:1 ratio at all times.
 - a. 1 adult can only have 4 minor children in their care at any given time.
 - b. Grove Landing HOA Insurance Policy defines a "minor" as 14 and under.
9. No soliciting or selling goods of any sort on Grove Landing common grounds property (including but not limited to the Clubhouse, Pool and Pond).
10. No pets allowed inside the Clubhouse or Pool area and are not allowed to swim in the pool.
11. No smoking is allowed inside the Clubhouse or pool deck enclosure, in accordance with the "Georgia Smoke free Air Act of 2005".
 - a. Smokers must be outside, at least 25 feet away from any portion of the Clubhouse and pool deck enclosure.
 - b. This also includes E-Cigarettes
12. Music must be kept to a level that will not disturb other pool patrons and/or surrounding neighbors.
13. Loud, boisterous, or profane language and/or music will not be tolerated. Such behavior will result in revocation of pool privileges.
 - a. No noxious or offensive trade or activity shall be permitted on any lot, nor shall anything be done thereon tending to cause embarrassment, discomfort or annoyance or nuisance to the community.....see page 7 item #8 in your Grove Landing by-laws/covenants for more information.
14. No offensive, overly revealing, or nudity allowed. Grove Landing is a family community. Those with improper attire will be asked to leave the pool immediately.
15. No skateboards, bikes, motorized vehicles, or any other means of transportation is allowed within the pool deck enclosure.

Residents/Members

Homeowners who are not in good standing with Grove Landing HOA will not be eligible to use the pool. The Pool Committee has the right to revoke pool privileges. Should a member violate the pool rules more than three times in a pool season, privileges to the pool will be suspended for the entire pool season. Violations of the pool rules will be subject to violation fines. The Pool Committee has the right to revoke pool privileges at any time for more serious offenses.

1. One pool key will be assigned per Grove Landing household.
2. Keys are property of Grove Landing HOA. Replacement keys will cost \$35.00 per key.
 - a. You are responsible for your key. No person without a key will be permitted to enter the pool.
3. Keys will be issued to Grove Landing homeowners only.
 - a. You must return your key to Grove Landing HOA upon moving out of Grove Landing.
4. Upon issuance of key, picture id and proof of residency at Grove Landing address will be required (utility bill, closing papers, etc.)
5. Residents/members must fill out a liability waiver upon issuance of pool key to be entitled to use the Grove Landing pool.
6. Only, individuals who reside full time at the Grove Landing property address are to be listed on the liability waiver as "residents/members".
7. Keys will not be issued to rental tenants without the written consent from the Homeowner. Upon issuance of key, picture id and a copy of the lease will be required along with completion of Liability waiver. Tenants must return key to HOA upon moving out of Grove Landing Property.
8. Grove Landing landlords will be responsible for tenants conduct and compliance with said rules & regulations and will be subject to violations and fines.
9. You must have a numbered pool key issued by the Grove Landing HOA for admission, no exceptions.
10. All others are considered as trespassing and will be treated as such.
11. Duplicating of pool keys is prohibited. If a resident is spotted with a duplicated key, pool privileges may be revoked.
12. Do not under any circumstances open the gate for anyone without a Grove Landing HOA issued pool key. *If someone does not have a key, there is a reason.*

Guest

The Grove Landing pool is a private pool for Grove Landing Homeowners and their guests in accordance with the following guest policy. Any resident found not adhering to the guest policy will receive a violation notice with fines. Repeat offenders will have their pool privileges revoked for the remainder of the Pool Season.

1. Grove Landing HOA defines a "guest" as anyone who does not live at your Grove Landing address full time.
 - a. For consideration of an exception to this rule, please submit your request in writing to hoa@associationlink.net.
 - b. If any Grove Landing resident wishes to take another Grove Landing residents children to the pool, they are considered as guests and must be within the 4:1 ratio.
2. Guests are subject to all rules & regulations that apply to residents/member.
 - a. Conduct of guests is the direct responsibility of the resident/member who accompanies them. If a guest violates any pool rules & regulations, the homeowner will receive a violation notice and fine.
3. Grove Landing homeowners and their allowable guests will adhere to a 4:1 ratio at all times.
 - a. 1 adult can only have 4 minor children in their care at any given time.
 - b. Grove Landing HOA Insurance Policy defines a "minor" as 14 and under.
 - c. Grove Landing homeowners can have no more than 4 guests at any given time.
 - d. If you utilize all 4 guest slots, you must still adhere to the 4:1 ratio.
 - e. Conduct of guests is the direct responsibility of the homeowner.
4. The Grove Landing homeowner must accompany the guest(s) at all times.

- a. The guest allowance applies to the homeowner only, this does not apply to persons living within the Grove Landing residence (such as youth or live in persons).

Health & Safety

The following rules and regulations are set forth by the Columbia County Health Department (in accordance with the GA Department of Human Resources) and MUST be adhered to at all times or risk fines set forth by the county and/or loss of operational permit and shut down the pool.

1. No lifeguard on duty, swim at your own risk.
 2. Swimmers must rinse off bodies and toys prior to entering the pool water.
 3. No solo swimming.
 4. No running within pool deck enclosure.
 5. No diving headfirst into pool water.
 6. No glass containers of any sort are allowed inside the pool deck enclosure.
 7. No eating or drinking within 10 feet of the pool water.
 8. No drugs and/or alcohol are permitted within pool deck enclosure.
 9. No smoking within the pool deck enclosure; smoking is restricted to 25 feet outside the pool deck enclosure.
10. Swim diapers are required for children no potty trained; diapers are strictly prohibited.
11. The pool shall be immediately evacuated and closed during thunder and/or lightning activity and will reopen 30 minutes after the last thunder roll/lightning strike.
12. In the event of urination, fecal matter, or vomit in the pool water please immediately follow these steps:
 - a. Everyone is to evacuate the pool water immediately.
 - b. Contact Pete Alewine Pools & Spa immediately to service the pool.
 - c. The pool will not reopen until the water passes the Columbia County Health Department inspection.
13. The cost of any maintenance required due to a resident or their guest not abiding by these rules will be charged to the Homeowner who is in violation of these rules. Please be aware that Columbia county Health Codes may require the pool to be closed, chemically treated and possibly drained and refilled if contaminated in any way. The following measures keep the pool healthy and sanitary for swimming.

Swimming Pool

1. Please rinse off bodies and any pool equipment or toys prior to entering the pool water in the shower provided.
2. Only proper swimming suit attire is permitted in the pool water.
 - a. No street clothes (shirts, shorts, shoes, etc) are allowed in the pool water.
3. No tanning oils of any sort are allowed in the pool water. Please rinse off before entering the water if oils are applied to skin.
4. Residents/members should not enter the pool water if they are ill, have an infection of any type, or have an open wound.
5. Resident/member children must be listed on the liability waiver.
6. Minors under the age of 14 must be accompanied with the resident parent/legal guardian at all times.

Restrooms

1. Residents/member is requested to help keep the restroom facilities clean.
2. Do not flush any foreign articles such as sanitary napkins, disposable diapers, paper towels, etc.
3. The cleanup of graffiti or other defacement is an unnecessary expense that will be borne by the responsible party.
4. Please report faulty plumbing or any other emergency to Association Link, 706-922-0903.
5. Please dispose of all trash in the proper trash containers.

Pool Parties

The pool may not be used for private parties.

Pool Attendants

Pool attendants will be on duty to help with making sure pool rules are being followed. The pool attendants are NOT Life Guards. There is a Swim at your own risk policy.

Grove Landing Common Areas

Tampering with, defacing, or vandalism of Grove Landing property or equipment is prohibited. Property damage will be charged to the responsible homeowner.

1. All trash must be disposed of in the appropriate trash cans.
2. Please report non-member use and/or any other pool violations to Association Link, 706-922-0903.

The Grove Landing HOA, Pool Committee or any homeowner shall have the right to enforce, by any presiding at law or in equity, all rules established for the use of the Grove Landing Pool, Clubhouse, or Pond by residents and their guests.

These rules are distributed to each homeowner and are posted at the pool in the kitchen window. Failure by the Grove Landing Advisory Board, Pool Committee to any homeowner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

In the event a homeowner shall violate any of the above said rules, a violation warning notice shall be issued to the homeowner. Any violation committed thereafter will result in a Violation(s) notice and a \$25 fee per violation will be charged to the homeowner.

The homeowner is responsible for any fees occurred by the Grove Landing HOA if the homeowner or their guests cause the pool to be closed for maintenance. This includes, but is not limited to; urination in the pool water, fecal matter in the pool water, vomit in the pool water, broken glass in the pool water, food in the pool water, or any damages to the pool, pool deck and enclosure, pool bathrooms and the Clubhouse facility.

Clubhouse

1. Homeowners requesting to rent the clubhouse must be in good standing with the Grove Landing HOA and current with their HOA annual dues, special assessments, and any other fees.
2. The use of the pool is NOT included in the clubhouse rental.
3. Grove Landing Advisory Board and/or Pool Committee accept NO responsibility for the loss or damage to personal belongings.
4. Property damaged as a result of the rental will be charged to the homeowner. Guests are subject to all rules and regulations.
5. Conduct of guests is the direct responsibility of the homeowner.
6. The homeowner responsible for the use of the Clubhouse is also responsible for clean up and should arrange to have all trash removed. Clean up must be completed immediately following the use of the Clubhouse.
7. The clubhouse will be available to rent until midnight daily.
8. No smoking inside the clubhouse. Smoking is restricted to outside and at least 25 feet away from the building.
9. Congregation outside of the building is not permitted. Any activities should be within the clubhouse unless approved prior to the rental date.
10. Pets are not allowed inside the Clubhouse.

Clean up

1. Trash must be bagged, securely closed, and placed in the city trash container outside.
2. Any decorations that were put up must be taken down with no damage to the Clubhouse.

3. Floors must be swept of any debris and placed in the trash bags and mopped.
4. If you utilized the Kitchen:
 - a. Sweep and mop the floor.
 - b. Clean the countertops, microwave, refrigerator, and range.
 - c. Please remove all items from the refrigerator/freezer.
 - d. Food items in the kitchen that were NOT brought by you are not for use. If any items are missing, they will be deducted from your deposit.
5. Bathrooms:
 - a. Clean up all loose trash and take out the trash bags.
 - b. Sweep & mop floors.
 - c. Sinks and toilets MUST be cleaned and sanitized appropriately.
6. All tables and chairs used must be taken down and stored in the storage closet.

Pond

1. Fish at your own risk.
2. Fishing is for Grove Landing homeowners and their allowed guests ONLY.
 - a. Each household is allowed 2 guests at any time.
3. No swimming in the pond.
4. No loitering at the pond.
5. No boats with gas motors are allowed in the pond, you may use electric motored boats.
6. Hunting or discharge of guns is not allowed, this is a City of Grovetown ordinance.

Playground Area

The playground located across the parking lot from the pool is for the enjoyment of all residents of Grove Landing. Residents are asked to keep the area clean, take care of the playground equipment and benches provided and to respect the privacy of the adjacent residents.

1. Playground designed for ages 2 - 12 yrs.
2. Swing set is designed as follows: toddler buckets are designed for ages 2 to 5 and the belt seats are for ages 2 to 12.
3. Children must be supervised at all times by an adult. Children under 6 must have an adult present in the play area at all times.
4. Play at your own risk.
5. No pets allowed in the play area at any time.
6. No bikes inside the play area at any time.
7. No smoking allowed.
8. Playground hours 8:00am to dusk.