

**SIMS LANDING HOMEOWNERS ASSOCIATION, INC.**  
**POOL AND COMMON AREA**  
**RULES AND REGULATIONS**

The following rules and regulations are established for the health, welfare, and safety of all members (hereafter 'residents') of Sims Landing Homeowners Association, Inc. and their guests.

Sims Landing has adopted the following rules and regulations as a condition of pool use. Sims Landing reserves the right to change these rules and regulations at which time the residents will be notified.

**A. General**

1. The Sims Landing pool, pavilion, and common areas are for Sims Landing residents and their guests only. All guests must be accompanied by a resident.
2. **Normal pool operating hours shall be 9am-9pm. Please do not enter the pool area outside of pool hours.**
3. All swimming is at your own risk. There is NO lifeguard on duty. If an attendant is on duty, they are not registered lifeguards.
4. Sims Landing accepts no responsibility for loss of money or the loss of or damage to articles belonging to those using the pool.
5. No pets are allowed in the pool enclosure.
6. Alcoholic beverage containers and alcoholic beverages must be covered with a koozie or kept in non-glass cups. Alcohol consumption shall only be allowed by those of legal age.
7. Persons who are intoxicated or under the influence of narcotics will be denied access to the pool area.
8. Loud, boisterous, or profane language will not be permitted in the common areas. Such behavior may result in removal or suspension of privileges of the responsible resident.
9. **No glass, ceramic or breakable containers of any kind (food or beverage) permitted inside the pool area.** If glass is broken in/around pool, resident responsible will be charged for the draining of pool and clean up.
10. No grilling inside pool enclosure.
11. Smoking or vaping is not allowed in pool or pavilions.
12. Tampering with or defacing Sims Landing property or equipment is prohibited. Property damage will be charged to the responsible resident.
13. No weapons are allowed at any time.
14. **No children under the age of 15 years old may use the pool without the presence of an adult resident.** Parents are responsible for the conduct of their children and children's guests using Sims Landing.
15. A key fob to the pool will be assigned to each family. Replacement fobs will cost \$50.00 per fob.
16. The pool telephone is available for **911 emergency calls only.**
17. **No skateboards, skates, scooters, or other wheeled items are allowed in the pool area or the pavilion area. Wheelchairs are exempt.**
18. If using tanning oils, please ensure to use towels on the pool furniture.
19. No motorized vehicles are allowed in the Pool and Pavilion area except the parking lot (wheelchairs excluded).
20. All trash must be disposed of in the appropriate receptacles provided.

**B. Members**

1. Residents who are not in good standing with Sims Landing are not eligible to use the Pool or Pavilion.

**C. Guests**

1. All guest(s) must be accompanied by a Sims Landing resident; no more than 2 (two) guests per household. Unless prior approval is granted (by Board by emailing board at SimsLandingHoaAugusta@Gmail.com).
2. Guests are subject to all rules and regulations that apply to residents.
3. Conduct of guests is the direct responsibility of the resident who accompanies them.

**D. Health and Safety**

1. Only people in swimming attire are permitted in the pool. No cut-offs, street shorts, or belts are allowed (loose threads damage the filter system). Nudity is not permitted within the pool and pavilion area. All genital areas must be appropriately covered.
2. All commonly recognized rules of sanitation and safety shall always be observed.
3. To avoid algal contamination, do not swim in attire that has just come from the river or lake.
4. No diving, running, pushing, horseplay, or causing undue disturbance is permitted in or around the pool.
5. Disposable diapers are not allowed in the pool (disintegrate and damage the filter system). All babies/non-potty-trained children MUST wear tight fitting swim diapers. As a courtesy to your fellow residents, parents are requested to dispose of soiled diapers at home or bagged and placed in bathroom or large street garbage cans.
6. Residents cannot use the pool when they are ill, have an infection of any type, have an open wound or are wearing a bandage or Band-aid.
7. Climbing on fencing or retaining walls is strictly prohibited.
8. To ensure the safety of all pool participants, vacate the pool in case of lightning, thunder, or heavy rain. The reopening of the facility will be left to the discretion of the attendant on duty if one is currently on staff. If one is not on staff, the pool house or pavilion area are good alternatives to wait storm out.
9. The pool will be closed for **up to 24 hours** (County Regulations) if anyone defecates in the pool. Accidents happen, but if an accident is not reported immediately to Pool Committee and/or Association Link, resident will be charged for the cleaning service of the pool and/or be denied access to pool.

**E. Swimming Pool**

1. Children under the age of 15 must always be accompanied by their parents or a designated adult guardian.
2. Headphones should be used with personal music devices.
3. Health Department regulations prohibit the eating of food within six feet of the pool edge. Chewing gum is not authorized in the pool enclosure.
4. Noodles and kickboards are the only floats allowed, except for personal floatation devices worn by non-swimmers. Large rafts/tubes in the past filled the whole pool with no area to swim and children were frequently getting stuck under them.

**F. Restrooms**

1. Residents are requested to help keep the restroom facilities clean. Do not flush any foreign articles such as sanitary napkins, disposable diapers, or paper towels.
2. Cleaning up graffiti or other defacement is an unnecessary expense that will be borne by the responsible party.

3. Faulty plumbing is to be reported to the management office at (706) 922-0903.
4. All trash is to be properly disposed of in trash containers provided or taken home.

**G. Sims Landing Common Areas**

1. Please report non-residential use and pool violations to Association Link Community Management at (706) 922-0903 [hoa@associationlink.net](mailto:hoa@associationlink.net)

**H. Consequences**

1. **Breaking of these rules can result in fines, repair costs, and revocation of pool privileges.**