



Hampton Place Swimming Pool Rules

Title: Swimming Pool Rules

Effective: 4/17/25; replaces Version 1.2

Version: 1.3

Classification: Required

The Hampton Place Home Owners Association, Inc. (“Association” or “HOA”) swimming pool and pool grounds (including restrooms, parking lot, and adjacent lawn areas) are a privately-owned recreation entity funded by annual assessment-paying members.

Use of the swimming pool and pool grounds is available only to Hampton Place residences whose assessments and other fees are all currently paid to the HOA are current and paid in full and who do not have any outstanding rule violations. **Any Lot with outstanding balances on any assessment or fee owed to the Association or with outstanding rule violations are prohibited from use until all obligations are paid in full or violations cured, as verified by the HOA’s management company.**

Pool access will be updated each Wednesday at the close of the day. If your past-due payment is made on Thursday, your pool access will be updated and granted the following Wednesday. If your past-due payment is made on Monday, your pool access will be updated and granted on Wednesday. Pool access administration is performed 1x per week. If Wednesday is a Holiday, pool administration will be on the next business day.

2. GOVERNANCE

The Board of Directors administers the Pool Rules. Day-to-day management of the pool is the responsibility of the hired pool management company and HOA management company. Rules may be revised or rescinded at any time, with the approval of the Board of Directors.

Any violation of these rules should be reported to the HOA management company, lifeguard, or the Board of Directors, giving complete details of the incident in writing. Corrective action will be taken as deemed necessary. Anonymous complaints do not provide adequate evidence to proceed with enforcement action

Belligerent, disruptive, or vulgar behavior, as well as trespassing, is prohibited.

All pool rule violations are subject to the requirements in Section 4.7 of these rules.

4. POOL RULES & REGULATIONS

4.1. ANNUAL REGISTRATION

1. Registration for the use of the pool is required annually and in advance. If you fail to register prior to the pool opening, you must contact the HOA management company to register for pool usage. A fee may apply for registering after the pool opens. Access may not be immediately granted.

2. Each Lot must complete a registration form providing basic data for the identification of permanent residents living in the home authorized to use the pool.



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3. Registration indicates that the owner has read, understands, and agrees to the following:
 - (a) Terms and conditions of “Hampton Place Waiver and Release of Liability”;
 - (b) abiding by the rules adopted herein; and
 - (c) assumes legal and financial responsibility for all Lot members/residents, and guests using the pool facilities.
4. Pool access cards, or other types of access verification, will be issued and/or activated after receipt of signed registration forms once the pool season begins.
5. All access cards will be deactivated at the end of the season.

4.2. GENERAL RULES

1. All Association financial obligations, as verified by the HOA management company, must be paid in full prior to the use of the pool and maintain paid in full status for continued use of the pool.
2. Resident Presence at Pool
 - (a) A Resident must be present for the entire duration of the time any guest is at the pool.
 - (b) If the resident exits the pool area, all guests must exit at the same time. Residents are prohibited from signing in and leaving guests of their party behind when they leave pool property.
 - (c) Children under 12 years of age must be supervised by an adult at all times while at the pool. Only adults may supervise people under the age of 12.
3. Access to the Pool: The Owner will be required to produce the following forms of identification and complete the following steps to obtain access to the pool:
 - (a) Hampton Place issued single access card. One card will be provided for each Lot. Access to the pool is permitted only through the south gate entrance. Entrance to the pool using the north gate is prohibited. Signs are posted to direct residents to the entrance gate
 - (b) Replacement cards may be available at the expense of the Owner
 - (c) Once these items are presented and verified by pool staff, the resident must sign in with the first and last names of all members of their party, including guests. It is not sufficient to write “Smith family”. The resident must provide the guest’s legal name and address.
 - (d) The resident will also be required to sign out their entire party.
- (4) The Owner is responsible for ensuring that all residents comply with all aspects of these Rules.
5. Opening the gate to anyone outside of your immediate party is strictly prohibited. Violations may result in loss of pool access in addition to other available enforcement remedies. Lot owners, guests, and residents who access the pool using the north gate or enable any other individual to access the pool area using the north gate may be subject to enforcement actions.
6. Any person at the pool is subject to removal by the lifeguard, other pool staff, or Board Members if the person has been deemed to be engaged in violating these rules.

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7. Failure of any person to immediately leave the pool grounds after being asked to leave by any part identified in rule 6 above will be considered to be trespassing, and law enforcement will be contacted. Violation of this rule will result in enforcement action.

8. All trash must be placed in the trash containers provided or carried out of the pool area. Leaving any trash or personal property in the pool area is prohibited.

9. The following items and activities are prohibited anywhere in the fenced pool area;

- (a) GLASS, including containers of any kind
- (b) ALCOHOL, MARIJUANA, OR ILLEGAL DRUGS anywhere in the common areas/elements.
- (c) MUSIC other than that played through headphones. Headphones must be worn when listening to entertainment devices
- (d) SMOKING, VAPING OR TOBACCO USE
- (e) RAFTS OR LARGE FLOTATION DEVICES other than a personal flotation device such as a flotation belt or water wings.
- (f) ANIMALS other than service animals that are associated with an approved accommodation request. Animals are always prohibited in the pool water.
- (g) GRILLS
- (h) GUM

10. The following **MAY** be allowed at the lifeguard's discretion, based on the number of people in the pool:

- (a) Beach balls, small toys, water splash balls, small baby floats, and noodles or personal flotation devices.
- (b) Children with flotation devices may be allowed in the deep end if the parent/guardian can stand with their head above the water and is within arm's reach of the child at all times.
- (c) The lifeguard may request any flotation or recreational items (i.e. beachballs, etc.) be removed from the pool area at any time.
- (d) Footballs, soccer balls, basketballs, lacrosse balls, baseballs, and any other type of hard ball are not permitted.

11. Rest Breaks

- (a) Fifteen-minute rest periods will be called by the lifeguards at approximately 45 minutes after each hour. Rest periods allow the lifeguard staff to check pool equipment and test water quality.
- (b) Based on current staffing levels, when the heat index is near or exceeds 100 degrees, there will be two ten-minute rest periods per hour.
- (c) During rest periods, no person is allowed in the pool, including sitting on the ladders or hanging feet in the water.

12. No person shall enter the pool at any time the pool is closed or any time a lifeguard is not present.

4.3. HEALTH, SAFETY & EMERGENCIES

1. The lifeguard, HOA Board members, HOA management company, and their delegates are given full authority to enforce all swimming pool regulations as needed to maintain the safety of residents and their guests. Appropriate behavior and cooperation are expected by all residents and their guests.



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2. Everyone must leave the pool in the event of an emergency as instructed by the lifeguard, HOA Board members, HOA management company, and their delegates (including weather situations such as thunder and lightning storms).
3. The pool may be temporarily closed without advance warning due to water quality issues or other safety concerns.
4. Accidents and any injury occurring in the pool area must be reported to the lifeguard immediately so that a report can be completed. Residents are also encouraged to send a witness statement directly to the management company.
5. Admission to the pool area is forbidden, at the discretion of the lifeguard, to anyone wearing bandages or with skin abrasions, colds, coughs, extremely inflamed eyes, open sores, infections, excessive sunburn, nasal or ear discharge, or other symptoms which are determined by pool management to be detrimental to the health of others.

4.4. CONDUCT

1. Foul or abusive language, as determined by the lifeguard, is prohibited and will result in removal from the pool area. In addition to other enforcement remedies.
2. Sexual harassment, or other illegal harassment, of any sort will not be tolerated and will result in the loss of pool privileges for the entire residence.
3. Absolutely no diving in the pool or flips from the side are allowed.
4. Parents/Guardian must supervise their children at all times.
5. A competent swimmer must be in water within arm's reach of any non-swimmer at all times.
6. No running, pushing, dunking, rough play, or any type of personal conduct endangering the safety of self or others is permitted.
7. The pool may be closed temporarily or seasonally if persistent conduct issues prevent safe operation.

4.5. GUESTS

1. The Board, its management company or lifeguards may limit or prohibit guest access to the pool at any time.
2. A Lot may have a total of four (4) total guests in the pool area unless the restrictions in Section 3 of this rule apply.
3. A Lot may have a total of two (2) guests in the pool area on any Saturday or Sunday, Memorial Day, Independence Day, or Labor Day.



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4. A Resident with valid pool access must accompany all guests at all times. All guests must leave the pool grounds no later than the time the Resident leaves.

5. Residents of Hampton Place in the pool and pool area will take priority over guests. In the event the maximum capacity of the pool and/or pool area is nearly met or met, the lifeguard may ask for all guests to leave the area until safe capacity is available.

4.6. PRIVATE PARTIES Private parties are prohibited.

4.7 POOL RULE VIOLATIONS

All pool rule violations are subject to the Homeowner Association Enforcement Procedure and Governing Documents Violation Policy, and all enforcement remedies available to the Association through Ohio law, the Declaration, and the Bylaws.