



Hampton Place Pool Rules

Version 1.4	Effective: 2/19/26
Replaces Version 1.3	Classification: Required

1. Introduction

The Hampton Place HOA swimming pool—and the surrounding areas such as the restrooms, parking lot, and lawn—are private amenities maintained for the enjoyment of our community. These facilities are funded through the annual assessments paid by our homeowners.

To use the pool amenities, all HOA assessments and fees must be paid in full, and there must be no outstanding rule violations. If a home has an unpaid balance or an unresolved violation, pool access will be paused until the matter is resolved and confirmed by the management company.

Pool access is updated once each week, every Wednesday at the end of the day. Payments made on Thursday will restore access the following Wednesday. Payments made on Monday will restore access that same Wednesday. If a Wednesday falls on a holiday, updates will occur on the next business day.

2. Governance

The Board of Directors oversees all Pool Rules. Day-to-day pool operations are managed by the contracted pool management company and the HOA management company. The Board may update or revise rules as needed.

Residents who witness a rule violation are encouraged to report it to the HOA management company, a lifeguard, or through the ticketing system at hamptonplace.org. Written details help ensure appropriate follow-up. Anonymous reports cannot be used for enforcement.

Belligerent, disruptive, or vulgar behavior—and any form of trespassing—is prohibited in the pool area and **anywhere in the common areas/elements**.

All rule violations will be handled according to Section 4.7.

3. Pool Rules & Regulations

3.1 Annual Registration

1. Annual registration is required before using the pool. If registration is not completed before opening day, residents must contact the HOA management company. A late fee may apply, and access may not be granted immediately.
2. Each Lot must complete a registration form listing permanent residents authorized to use the pool.

3. Registration confirms that the Owner :
 - (a) has read and agrees to the Hampton Place Waiver and Release of Liability;
 - (b) agrees to follow all pool rules and
 - (c) accepts responsibility for all owner residents and guests using the pool.
4. Access cards will be issued for new residents or activated for current residents once registration is complete, all financial obligations are paid in full and the pool season begins.
5. All access cards will be deactivated at the end of each season.

3.2. GENERAL RULES

1. **All Association financial obligations, as verified by the HOA management company, must be paid in full before the use of the pool and must remain current throughout the season 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 issues a single access card for the key card reader located at the south gate.** One card will be provided for each Lot. Access to the pool is permitted only through the south gate entrance using the key card. Entrance to the pool using the north gate is prohibited. Signs are posted to direct residents to the entrance gate
 - (b) Replacement cards are available at the expense of the Owner
 - (c) 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.

7. Failure of any person to immediately leave the pool grounds after being asked to leave by any person 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 or location specified in the rule;

(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

(g) FOOTBALLS, SOCCER BALLS, BASKETBALLS, LACROSSE BALLS, BASEBALLS, AND ANY OTHER TYPE OF HARD BALL ARE NOT PERMITTED.

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.

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.

3.3 Health, Safety & Emergencies

1. Lifeguards, Board members, the management company, and their delegates have full authority to enforce all rules to maintain safety.
2. In an emergency—including weather events—everyone must leave the pool as instructed.
3. The pool may close temporarily without notice for safety or water quality issues.
4. All accidents or injuries must be reported to the lifeguard immediately. Witness statements may also be sent to the management company.
5. Lifeguards may deny entry to anyone with conditions that could affect the health or safety of others.

3.4 Conduct

1. Foul or abusive language is prohibited and may result in removal and enforcement action.
2. Sexual or illegal harassment of any kind will result in loss of pool privileges for the entire residence.
3. No diving or flips from the pool edge.
4. Parents/guardians must supervise children at all times. Cell phone use is not permitted while supervising children in the pool.
5. A competent swimmer must remain within arm's reach of any non-swimmer.
6. No running, pushing, dunking, rough play, or unsafe behavior.
7. All clothing and diaper changes must take place inside the restrooms—not on the pool deck or tables.
8. Sitting or climbing on tables or lifeguard chairs is not permitted.
9. No food or beverages of any kind may be consumed while in the pool, including infant feeding.
10. The pool may be closed temporarily or for the season if ongoing conduct issues prevent safe operation.

3.5 Guests

1. Guest access may be limited or suspended at any time by the Board, management company, or lifeguards.
2. Each Lot may bring up to four (4) guests unless otherwise restricted in this rule.
3. On Saturdays, Sundays, Memorial Day, Independence Day, and Labor Day, each Lot may bring up to two (2) guests.
4. Residents must accompany their guests at all times. Guests must leave when the Resident leaves.
5. Residents have priority over guests. If the pool nears capacity, lifeguards may ask guests to leave until space is available.

3.6 Private Parties

Private parties are not permitted.

3.7 Pool Rule Violations

All violations are subject to the HOA's Enforcement Procedure and Governing Documents Violation Policy, as well as all enforcement remedies available under Ohio law, the Declaration, and the Bylaws.