

**Mabel Bridge Homeowners' Association, Inc.**  
**Community Pool Rules and Use Policy**

The following pool rule use policy is intended to make sure that all homeowners and their invited guest can enjoy a safe and comfortable environment at the community pool. Community pools are considered the same as a commercial pool and as such are regulated and regularly inspected by the county health department. The homeowner association also maintains a contract with a local certified pool operator to clean the pool, check and manage chemical levels, clean the cabana restrooms, empty trash containers, and straighten the pool deck furniture several times a week.

Each homeowner is responsible to be aware of the pool rules and to communicate them to their family members, tenants, and invited guests.

**Any emergency at the pool should be reported to the local police using the emergency 911 number.**

A. Homeowner's Liability

All persons using the pool area do so at their own risk and sole responsibility. The homeowners association assumes no responsibility for an accident or injury in connection with such use. Persons using the pool agree with the homeowners and the association for and in consideration of the use of the pool as an added facility to make no claim against the homeowners or the association or on account of any loss of life or personal injury or damage unless it can be clearly proven to have resulted from and has been caused by the direct negligence of the homeowners association.

B. General Pool Rules

1. Pool hours of operation as required by the County Health Department are from "Dawn to Dusk" daily. Anyone caught using the pool area after the pool is closed will be subject to having their privileges revoked for a period of time as determined by the Board of Directors.
2. Homeowners and their guests may use the pool with the understanding that they comply with all pool rules and regulations declared by the association.
3. Each household will be limited to a maximum of three (3) guests at the pool.
4. All children under the age of 16 must be accompanied by and have continuous supervision by an adult (18 or older). Pool guest under the age of 16 must be accompanied by the homeowner at all times.
5. The cost of any property damage shall be charged to the homeowner who is responsible for the damage to the pool area; if the damage is incurred by a guest the homeowner remains responsible. If damages occur as a result of a homeowner, tenant, or guest, the homeowner's privileges can be suspended as the governing documents allow or as determined by the Board of Directors.
6. Any homeowner may delegate their right of enjoyment of the pool to their tenants who reside on the property. Such homeowner shall notify the

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management company in writing of the name of any such tenant. The rights and privileges of such tenant are subject to suspension to the same extent as those of the homeowner.

7. During any period in which a homeowner is in default in the monthly payment of their assessment or fines levied by the association, the right to use the pool may be suspended by the Board of Directors until their assessment and or fines are paid.
8. The right to use the pool by a homeowner may be suspended for a period determined by the Board of Directors for violation by the homeowner (or tenant) or their guests of any rules and regulations established by the Board of Directors governing the use of the pool.
9. No soliciting of any kind is permitted in and/or around the pool and recreation area.
10. No trespassing is permitted by anyone not authorized to use the pool or recreation area facilities. Trespassers that are asked to leave the community recreation area and do not do so immediately will be reported to the local police.

C. Proper Conduct

1. Anyone with skin abrasions, infections or wearing bandages will not be permitted in pool area.
2. Pets are not allowed in swimming pool area - leashed or unleashed (with the exception of service dogs).
3. Bicycles, tricycles, skateboard, roller blades/skates, or similar equipment are not allowed in pool area.
4. Proper swimming attire is required for pool use. A t-shirt for sun protection is acceptable. No thong or g-string bathing suits are allowed. Skinny-dipping will not be tolerated, and will result in suspension of pool use.
5. Splashing, spitting, blowing nose, pushing, shoving, running, or diving is not allowed.
6. No alcohol or illegal drug substances are permitted. Persons who appear to be under the influence of alcohol or other controlled substances are not permitted in pool area.
7. No abusive or profane language will be tolerated.
8. Stereos are not allowed in or around pool area. Walkman and radio headsets are permitted.
9. Smoking is not permitted in the pool, on the pool deck, anywhere inside the fenced area, the restrooms, or the cabana deck area.
10. All persons must shower before entering the pool.
11. All infants and toddlers must wear swim diapers - no disposable diapers.
13. No glass bottles or containers allowed or food is allowed in the pool or pool deck area at any time.
14. Diving is not permitted at any time in the pool.
15. Pool furniture is not to be removed from the pool area or thrown in the pool.

D. Pool Security Key

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1. All homeowners will be issued one (1) pool security key at no charge initially. Subsequent replacement, lost keys and or additional keys can be obtained from the HOA for a fee of **\$25.00** each. There is a limit of two (2) keys per household.
2. A security key will be required for entrance to pool area and rest rooms. Anyone using the pool must have their pool security key with them and present it if requested by the management company, a member of the Board of Directors or authorized committee member. Failure to have a valid security key with your while using the pool facilities is a reasonable cause for anyone to be asked to leave the pool area.
3. Any resident who releases his/her security key to a non-resident or to a resident who has had their privileges suspended may lose pool privileges for a period of time as determined reasonable by the Board of Directors.
4. Lost or stolen pool security keys must be reported immediately to the management company at 407-781-1169. (a pool security key request form is included on page 6 for your use to order additional keys if needed)

E. Pool Entry

1. Entry to and exit from the pool area shall be through the gate only.
2. Any persons climbing the surrounding fence to gain entry to or exit from the pool will lose their pool privileges.
3. The association reserves the right to hold community functions at the pool recreation area.

F. Pool Maintenance and Repair

1. It may become necessary from time to time to close the pool for maintenance or repair during normal pool hours of operation. Individuals may be asked to leave the pool area should this become necessary. All homeowners, tenants, and invited guest will be expected to understand that these circumstances do occur and that request to leave by the pool maintenance company or management company representative or a member of an authorized committee, or a member of the Board of Directors, should be followed.
2. Should it become necessary to close the pool for maintenance or repair, a "pool closed" sign will be posted on the pool gate or in the general pool area. As long as the pool closed sign is posted no one is allowed into the pool area. Anyone entering the pool area when the pool closed sign is up could jeopardize the pool operating permit issued by the county health department and cause it to be revoked.
3. Any maintenance or repairs required to the pool that cause the pool to be closed will be completed as soon as practical. In some cases parts may need to be ordered that could cause a delay longer than expected. Your patience and understanding should this occur is appreciated. All reasonable measures will be taken to insure that the repair time is kept to a minimum.

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G. Thunderstorm Policy

1. If lightning is sighted, regardless of location, the pool will be considered closed for 30 minutes. At that time, if no other lightning is seen, the pool can be considered to be open. In case of a thunderstorm (with thunder only) in the immediate area, the pool will be considered closed for 15 minutes. If no thunder is heard during this period, the pool will be considered reopened.

*NOTE:*

A Community Advisory Board member, management company representative, or members of the Board of Directors have the authority to remove any persons for logical reasons including improper swimming attire, or to summon police if circumstances warrant. All requests and orders by committee members, a management company representative or a member of the Board of Directors must be obeyed by all persons.

These rules may be revised or additional rules established at anytime by the Board of Directors.

Mabel Bridge Homeowners' Association, Inc.  
6972 Lake Gloria Blvd.  
Orlando, Florida 32809-3200  
Gate Access Department Telephone: 407-781-1169

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**SECURITY KEY REQUEST FORM**

Date: \_\_\_\_\_

**Homeowner Information:** (Please print clearly)

Key Card Number \_\_\_\_\_

First Name: \_\_\_\_\_ Last Name: \_\_\_\_\_

Property Address: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_

REQUIRED

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Government Issued ID      Yes \_\_\_      No \_\_\_      Owner \_\_\_      Tenant \_\_\_

**ACCEPTANCE:**

I agree that I have read the Pool Rules and Regulations and will abide by these rules and I understand that I am responsible for the actions of any of my guests or tenants using these facilities. I understand that failure to follow the rules may result in my security key being revoked. I further understand that I am liable for any damages caused by myself, my guest, or tenants while using the pool facilities. I understand that there is a charge of \$25.00 for each key.

\_\_\_\_\_  
Signature of Homeowner

\_\_\_\_\_  
Date

**WAIVER:**

I understand the homeowners' association assumes no responsibility for injuries or illness that I may sustain as a result of participation in any activities, sports, use of the pool, or other activities, I expressly acknowledge on behalf of myself and my heirs that I assume the risk for any and all injuries and illness that may result from their participation in these activities. I hereby release and discharge the homeowners association, its agents, servants, and employees from any claims for injury illness, death, loss or damage that I may suffer as a result of my participation in these activities. I understand that the homeowners association is not responsible for personal property lost or stolen while at the pool and recreation facilities. I understand that there is no life guard on duty and that swimming is at my own risk.

\_\_\_\_\_  
Signature of Homeowner

\_\_\_\_\_  
Date

**Additional Security Keys** - Security keys are available for a fee of \$25.00 each. Make your check payable to the Mabel Bridge Homeowners' Association, Inc. and return it with this form.