

Dear Stephens Grove Homeowner,

At the SG board meeting on April 24th, 2023, the SG Homeowners Association announced a few changes to the Pool policies, because the gate to our pool and soon to be tennis courts have been converted to **FOB** access only. The SG Pool will become a Swim At Your Own Risk pool when lifeguards are not present and during open pool hours only. **We will have lifeguards for the 2023 season.** The reasons for the change are the future availability of reliable lifeguards, to possibly improve the length of the swimming season and to increase the daily hours of operation.

All Owners, and their guests and tenants will be responsible for adhering to the following rules.

Owners must not be more than 90 days past due on all assessment and fees. If past dues and fees are not up to date a hearing will be scheduled with owner per Section 3.2 .

Replacement or Additional FOBs can be obtained from Hawthorne Management during their normal business hours at a cost of \$20 per FOB.

The HOA Board will have a few times in May/June 2023 where we will be handing out FOBs at the pool. Times will be broadcast on social media and dry erase board at front entrance.

FOBs should be kept in a secure location and not given to or used by anyone other than the assigned owner or their tenant on record. Any owners or residents that are in violation of this provision may lose their rights to access the pool area.

A Waiver Form and Pool Rules document are enclosed and need to be signed and returned before FOBs are activated.

EACH ADULT 18 OR OVER NEEDS TO SIGN THE FORMS

Owners who rent their property need to ensure that their renters sign and return the forms to Hawthorne.

Mail the signed forms to the address on the last page of each form which is:

Hawthorne Management Company

PO BOX 11906

Charlotte NC 28209

THIS FORM NEEDS TO BE SIGNED FOR YOUR POOL FOBs TO BE ACTIVATED

Stephens Grove Pool Rules & Policies.

2023 Season

This is OUR Pool. We all need to all pitch in with poolside responsibilities, such as putting umbrellas down after use, put trash in the proper receptacles, keep noise to a minimum, be respectful of your neighbors, respect Lap Lane swimmers, and follow all pool rules.

Effective with the 2023 pool season, there may be times when NO lifeguards will be on duty and use of the pool, pool facilities and surrounding areas (hereinafter "Pool") will be deemed as 'Swim At Your Own Risk'.

The safety, health and comfort of all homeowners and their guests are the basic objectives of the following rules and policies. These rules are similar to rules at other pools in the area and are in compliance with Mecklenburg County regulations. It is the duty and responsibility of all homeowners & their renters, their children, and guests, to adhere to and encourage compliance with these rules. For purposes of these rules a homeowner shall be defined as the owner of a property within the Stephens Grove development and renter shall be defined as anyone that has rented from a homeowner. Association shall be defined as the Stephens Grove Community Association, Inc.

Stephens Grove 2023 Pool Rules

- Enter At Your Own Risk: By entering the Pool, you agree that you are entering these premises at your own risk and you agree to take responsibility to follow the published and posted rules for yourself, family members and guests. Failure to follow these rules may result in loss of pool access.
- In the event of a serious injury or life-threatening emergency, call 911 and then call Hawthorne Management Company at 704-377-0114.
- Any person that is not capable of swimming the length of the Pool unassisted without touching the sides or bottom of the Pool must be always accompanied in the Pool by someone that is capable of doing so.
- Babysitters employed by homeowners for their children must be registered with the Association.
- Non-swimmers (those who cannot swim the length of the pool unassisted without touching the bottom or sides of the pool) shall not be permitted to use the swimming pool unless accompanied by someone who can do so.
- All who enter any part of the Pool agree to **release and indemnify** the Association from any claims, losses, or liability arising out of the use of the Pool by any person.
- **FOBs are required for entrance into the Pool.** FOBs will be activated upon receipt of the signed Pool Waiver Form and this Signed Pool Rules & Policies Form. Homeowners who rent their property are responsible for getting FOBs to renters, as well as having the renters sign the Waiver Form and this Pool Rules & Policies Form.
- FOBs should be kept in a secure location and not given to or used by anyone other than the assigned residents or owner.
- All guests must be accompanied by a homeowner or renter while in the Pool.
- While lifeguards are on duty, any residents or guests that do not follow the lifeguard's rules or directions - include breaks or any request to vacate the pool for water testing, lightening etc.... may be asked to leave the pool area and other enforcement action, including a hearing for the right to revoke access for the remainder of the pool season may occur. Stephens Grove has a zero-tolerance policy!

- Please be respectful to lifeguards on duty, they are there for everyone's benefit.
- Homeowners and renters are responsible for his/her family and guests at all times.
- Homeowners will be held responsible for all actions, including the actions of their guests, and may be charged for damaged property.
- No running, diving, cannon balls, skating/rollerblading, pushing, wrestling or other horseplay, is permitted that is unsafe or disturbs the enjoyment of the Pool for all.
- Footballs, basketballs, soccer balls, nerf water guns and similar items may not be used in or around the Pool at any time. Soft "nerf" type balls may be used in the Pool providing it does not cause a hazard or hindrance to those in the area.
- No towels or foreign objects (paper, cans, etc.) shall be placed in or used in the Pool at any time.
- Swimmers must respect the lap lanes in the Pool and not interfere with those swimming laps.
- Homeowners or renters who display inappropriate behavior in or around the Pool will be asked to leave immediately either by lifeguard or HOA board member and may be subject to a hearing at the discretion of the Association Board.

Our Pool has a family atmosphere, please conduct yourself accordingly.

- Anyone that is incontinent shall not use the Pool without rubber pants or another type of approved swim diaper.
- No rocks, debris, gum or spitting will be allowed in the Pool.
- No person will be allowed in the Pool while wearing street clothes. Absolutely NO cut-offs permitted. The wearing of street clothing and socks is forbidden in the Pool due to hygiene issues and can pose a major entrapment issue as clothing can get stuck in the suction ports of the filtration system. Proper swimming attire is mandatory, which means a modest, comfortable garment specifically designed for swimming.
- Anyone with an infectious or communicable disease or any kind of open wound should not use the Pool.
- Persons with excessive sunburns, open sores, bandages, inflamed eyes, colds, nasal or ear discharge or any other ailments which could adversely affect water cleanliness, and or endanger the well-being of others will NOT be permitted in the Pool.
- Absolutely NO PETS permitted in the Pool or tied to the pool fence.
- No grills (gas or charcoal) will be allowed in or near the Pool without permission from Association.
- Bicycles and scooters are NOT permitted inside the Pool and should be parked at the bike rack and not by the front pool gate entrance.
 - Anyone caught defacing or vandalizing any part of the association property, jumping fence walls or trespassing when the pool is closed may have their swim privileges revoked. Section 3.24

Absolutely NO GLASS containers of any kind are allowed in or around the Pool.

No smoking at any time in the Pool or surrounding common areas. This includes e-cigarettes and vaping.

I acknowledge that I have read the above FOB and pool rules and fully understand its contents, and voluntarily agree to its terms.

OWNER ADDRESS _____ HUNTERSVILLE, NC 28078

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

Signature: _____ Date: _____