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STONEBROOK FARM

RULES & REGULATIONS

STONEBROOK FARM SWIMMING POOL RULES

PLEASE TAKE THE TIME TO READ THESE POOL RULES AND MAKE SURE THAT YOUR CHILDREN UNDERSTAND THEM. WE ALL NEED TO BE AWARE OF THE NUMEROUS HEALTH AND SAFETY ISSUES INVOLVED. MOST IMPORTANTLY, WE NEED TO KEEP IN MIND THAT THE POOL IS THE RESPONSIBILITY OF EACH AND EVERY HOMEOWNER.

- **POOL HOURS:** 8:00 am to 9:00 pm each day (subject to weather conditions and pool water quality).
- **Please observe all posted signs** and read them to all family members and guests.
- **NO GLASS** of any kind in the pool area. DHEC rule.
- **Please no smoking** inside the pool area.
- **NO skateboards, bikes, scooters, or golf carts in the pool area.**
- **Baby pool is for CHILDREN 5 and under** and their guardians only. If anyone has been to the playground they must shower or hose off before entering the baby pool. (The baby pool filtration device is very sensitive to excessive amounts of debris and DHEC will close the baby pool if there is excessive debris.)
- **NO ANIMALS** are to be in the pool area.
- ALL CHILDREN that are not **100% toilet trained** must wear a swim diaper per DHEC. Accidents will close the pool down.
- **Children 12 and over** are allowed to swim at the pool w/o an adult only if they follow ALL rules. This is a privilege that can be denied due to not following the rules.
- **ANTS.** Please pick up after yourselves and your children. Food attracts ants and we have homeowners who are seriously allergic to the red ant.
- The pool is **for use only for StoneBrook Farm property owners and their guests.** If property owners have not paid their assessments or any other levied fees, they are not allowed to use the pool. Guests need to be accompanied by the property owner.

SWIMMING POOL RULES (Continued)

- **NOISE LEVEL.** When playing radios, CD players, etc. and/or other audio equipment, we request that you ensure that the sound level does not disturb other pool users.
- **LOST & FOUND BASKET.** This basket is located in the hallway of the pool bathrooms. It will be cleaned out periodically, so please check it frequently for any lost items.
- **CONCERNS about pool during and after hours.** Please contact our management company.
- **APPROPRIATE DRESS.** At all times swim wear is required to swim in the pool. No cut off shorts, jeans, etc are allowed as substitutes!
- **POOL USE BY GUESTS.** Allowed ONLY when a SBF homeowner accompanies guest/s.
- **SWIMMING LAPS.** If you want to swim laps at the pool, please be sure to put the rope back immediately after you are finished. This is a DHEC rule that is in place so that young children know when they have entered deep water.
- **LIFEGUARD.** The lifeguard will offer swimming lessons. When the lifeguard goes off duty, they will lock the bathroom doors and close the umbrellas. You must use your bathroom key to enter the bathrooms after the attendant is off duty. Lifeguard hours vary from year to year depending on how the current pool management contract is negotiated. Typically there will be a lifeguard on duty during peak operation times daily. This schedule varies slightly at beginning and end of the pool operation season. Specifics of Lifeguard duty times will be posted at the pool and will be published to the community via Newsletter and email.
- **ADULT SWIM.** There is a 10 minute adult swim before each hour when the lifeguard is on duty. This will be the time for lifeguard to check chlorine, clean bathrooms, restock paper supplies and take a break. THIS IS A GOOD TIME FOR PARENTS TO MAKE **SURE** THAT ALL CHILDREN TAKE A POTTY BREAK, SNACK, AND REAPPLY SUNCREEN.
- **Pool privileges can be taken away. The pool lifeguard has the right to notify** anyone that they have lost the right to come to the pool due to actions that are prohibited at the pool; i.e., no running, excessive rough play in or out of the pool, no diving, , no hanging on the floating rope, no hanging from the rails going down the steps to the water due to the fact that they will need costly repair if damaged.

SWIMMING POOL RULES (Continued)

- **Foul language** is prohibited.
- **Swim suits required** to swim in pool.
- **Please keep in mind that the lifeguard is not there to babysit the children** that do not know how to swim. An adult must be with these children at all times. A flotation device is not enough.
- **No Diving Allowed!....** The lifeguards are strictly enforcing the **"no diving allowed"** rule and we expect your support. This is a DHEC rule and it is a liability to all of us as a Home Owners Association. There are posted signs around the pool. We ask that you please have respect for the lifeguard in enforcing this very important rule.

Pool privileges can be suspended by the HOA Board if pool rules are not followed.

LIFEGUARDS HAVE ABSOLUTE AUTHORITY TO ENFORCE ALL RULES. SHOULD ANY INCIDENT OCCUR WHERE THE GUARD FEELS THE BEHAVIOR OF A MINOR AND/OR MEMBER IS INAPPROPRIATE THE FOLLOWING WILL BE THE PROCEDURE USED:

1. Verbal warning.
2. Time out.
3. Parent must meet w/Pool Management before offender is allowed to use pool again.
4. Parent must meet w/Board member and property manager and at that time it will be determined if pool privileges are lost.

Club House and Pool Area WIFI:

Connect to: "ClubHouse" network

Password: sbfch (all lower case)

STONEBROOK FARM TENNIS COURT RULES

- Must be a member in good standing of the SBFHOA to use the courts. Guests will only be allowed when accompanied by a SBF homeowner.
- Court time limited to 2 hours per match.
- No skates, roller blades, bikes, scooters, fireworks and other such toys on courts. Violators will pay for damage.
- No children allowed on courts unless playing tennis. Damages made by children become the responsibility of the parent.
- No pets on courts.
- Turn off the lights when finished with evening play.
- Clean up after yourself, (tennis can, lids, cups, etc.)
- Lock gate when leaving.
- Wear appropriate tennis shoes and attire.
- Report any vandalism/court problems to SBF tennis committee leader.

STONEBROOK FARM CLUBHOUSE RULES AND PROCESS

Please read all rules prior to your event. In case you have any questions we request you to contact the management company or a board member of StoneBrook Farm Home Owners Association. (SBF HOA)

The clubhouse is an asset owned and operated by SBF HOA. We request you and your guest to take care of this facility and adhere to the below mentioned rules.

CLUBHOUSE, ETC., INSPECTION: We highly recommend that you as a resident of StoneBrook Farm and as the reserving person inspect the clubhouse and surrounding grounds prior to your rental. This to make sure that there is no damage to the property, the clubhouse interior or furnishings. In case you do come across any damage, you should, prior to your use of the clubhouse, notify the management company, a board member or the Clubhouse Committee chair. Failure to report an existing condition to the management company, a board member or the Clubhouse Committee chair prior to the actual use of the clubhouse could result in you being held responsible and subsequent loss of all or part of the security deposit.

HOMEOWNER PRESENCE: The reserving homeowner must be present at all times during the rental function. You as the reserving StoneBrook Farm resident are responsible for picking up the clubhouse key from the management company ALL KEYS must be returned to the management company, by 10:00 am the following business morning after the event. Failure to do so may result in the loss of all or part of your security deposit. In case you lose the key you will be charged for the full replacement costs of the special entrance door lock and keys in use!

SMOKING: Smoking is NOT PERMITTED in the clubhouse. A \$250.00 fine will be imposed if there is any evidence of smoking found by an inspecting agent after your function. You may place steel buckets filled with sand outside on the balcony and near the entrance of the clubhouse for guests who want to smoke. You are responsible for providing the buckets and cleaning up of any cigarette, cigar butts and or matches left behind on, or near the clubhouse premises.

FOOD AND DRINKS, ETC.: Any supplies stocked in the clubhouse are the property of StoneBrook Farm HOA. In case the reserving person wants to make use of the fridge, this is allowed with the condition that all food and or drinks which have been brought in for a function **MUST** be removed from the refrigerator. The kitchen and appliances must be left clean for the next use. Failure to do so may result in loss of all or part of your security deposit.

FURNITURE: Clubhouse furniture, accessories, etc., **MUST** be returned to its original location. It is recommended that you survey and note the original location and inventory the number of chairs, tables, table lamps, etc. prior to moving any of them for your event.

CLUBHOUSE USAGE/RENTAL RULES AND PROCESS (Continued)

GARBAGE AND CLEANING: Disposable trash bags are to be used at all times. The reserving resident is responsible for removing all trash and properly disposing all to the outside containers which are placed behind the green fence next to the lower parking lot. The clubhouse is to be left in a clean swept and wiped down condition. The interior and exterior of the clubhouse and surrounding grounds will be thoroughly inspected after your rental. In case the property is deemed not suitable for the next rental you will lose all or part of your security deposit.

NON RENTAL FEE RESERVING GROUPS: The earlier mentioned rules not only apply to paying reserving residents, but also to organizations/groups that have been granted, by the Board of SBF HOA, in writing, the use of the clubhouse facilities on a non-fee basis. In the event that an organization does not comply with ALL the rules associated with the clubhouse usage, the board reserves the right to suspend their exempt fee status (fee and /or deposit) or deny usage privilege.

NOISE: Clubhouse users must conduct functions without generating noise offensive to surrounding households. It is suggested that broadcasting equipment and / or loudspeakers are not used outside the clubhouse after 11:00 pm. Should clubhouse users elect to play music and /or hire a music service for a function, the noise level MUST conform to the Greenville County Municipal Code for Nuisances, Article II, Division 3: Noise. Violations may result in rejection of future clubhouse use privileges and loss of all or part of your security deposit.

FIRE SAFETY: The reserving resident must make sure that all function attendees are made aware of the location of the fire exits and where the fire extinguishers are placed. All fire exits must be kept free at all times!

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Filed this 9th day of January, 2019



Authorized Representative
Stonebrook Farm Homeowners Association Inc