

Lakeside at Chapman Farms Pool Rule Guidelines & Code of Conduct

The Pool Committee and the Board of Directors have developed the following Pool Rule Guidelines and Code of Conduct for the protection of the community and to help ensure that every family can enjoy the pool facilities. All members are expected to comply with all rules and regulations that rule and govern our community. The Home Owners Association accepts no responsibility for loss of money, or loss of or damage to articles belonging to those using the pool facilities.

SWIMMING SEASON:

The pool will open Memorial Day weekend and close Labor Day weekend.

POOL HOURS:

5:00 am - 9:00 am ADULT SWIM ONLY this time has been allotted for Adults only. The pool will not be open to all residents to swim until 9:00am.

9:00 am - 9:00 pm ALL RESIDENT SWIM Sunday, Mon. Tues. Wed. and Thurs.

9:00 am - 10:00 pm ALL RESIDENT SWIM Friday and Saturday only.

POOL ACCESS:

The pool is privately owned by Lakeside at Chapman Farms HOA and **all residents must use their pool key for access**. Anyone entering the pool without a pool key is entering the premises in an unlawful manner and may be arrested for trespassing and/or fined.

Unauthorized Entrance: This is defined as anyone accessing the pool without their pool key, asking or coercing another resident to let you in, lifting your children over the fence or reaching over the fence to let yourself in.

The pool access rules and guidelines were established for the safety for those swimming at the pool and for the members living in the neighborhood. This prohibits individuals from freely using the pool facility that do not live in our community and/or individuals living in our community who have chosen to not contribute to the pool upkeep and operational expenses.

POOL CLOSING: The Pool Committee Members and/or Board of Directors have the authority to close the pool at any given time due to weather, maintenance issues, financial burden and/or community misconduct. It may be necessary to close the pool(s) for an extended period of time until the community comes together to resolve the issues at hand.

REPLACEMENT of POOL KEY: If you need to replace a pool key card contact Lakeside at Chapman Farms HOA, Young Management Group, 10660 Barkley, Suite 200, Overland Park, KS 66212 by one of three means; p913-890-2300, 913-890-2320 and/or send a request through the website at www.lakesideatchapmanfarmshoa.com . A **\$25 replacement fee** will be required in advance before a new pool key can be issued. **A new key will be delivered within ten working days.**

GUESTS:

The definition of a guest is an individual who resides outside of our community.

1. **Guest limit** - a household may bring a maximum of 5 guests to the pool at a time. A Resident must accompany their guest at all times.
2. **Children 14 and under are not permitted to bring a guest to the pool without a parent.**
3. **Residents must be 18 or older** in order to bring a guest to the pool.
4. In order to keep the pool available to residents, guest admittance may be restricted at times of heavy usage at the discretion of the Pool Committee Members and/or Board of Directors.

0. **Homeowner members are responsible for the actions of their guests.** Tampering with or defacing pool property or equipment will be charged to the Homeowner.
1. **Community members who choose not to contribute to the upkeep and operational cost associated with maintaining the community and pool facilities may not enter the pool facility as a guest.**
2. **Community members who have had their pool privileges suspended may not enter the pool facility as a guest.**

DEPENDENTS:

1. **Children under the age of fourteen (14)** are not permitted in the pool unless accompanied by an adult. (For this rule, a "responsible adult" shall be defined as a parent, legal guardian, relative or caregiver who is eighteen (18) years old or older).
2. **Children age fourteen (14) and older** are permitted in the pool without being accompanied by an adult. They are not permitted to bring guest(s) unless they are accompanied by an adult.

ENFORCEMENT OF RULES:

Violations will be handled on an individual basis after being reviewed by the Board of Directors and/or Pool Committee. The severity of the violation and the number of prior rule violations will all be taken into account. Possible consequences are reprimand fines and/or loss of pool privileges.

Any pool violations requiring a Pool Committee Member, a Board of Director, and/or Property Management agent to call the law enforcement, will result in loss of pool privileges and a \$200.00 fine will occur.

The Pool Committee, Board of Director(s) and/or Property Management agent has the authority to suspend an individual's pool privileges for the day, week(s), month and/or entire swimming season for any infraction of the pool rules and/or guidelines. Subsequent action may be taken by the Lakeside at Chapman Farms HOA Board of Directors, Pool Committee Members and/or Property Management which may include revoking an individual and/or family pool privileges for any length of time, including the remainder of the pool season and in serious situations into the next swimming season

The Pool Committee and/or Board of Directors may deal with any unforeseen circumstances not covered by the pool rules. The staff will notify the management agent of any such occurrences.

HEALTH AND SAFETY RULES:

1. **Glass Containers** are not permitted in or around the pool facility. If broken glass is found in the pool, the pool must be closed, drained, cleaned, and refilled. These costs will be charged to the homeowner responsible.
2. **Trash and refuse** must be placed in the proper receptacles. No trash or debris is to be thrown in the pool or on surrounding grounds.
3. **GATE TO REMAIN closed at all times;** according to the law.
4. **Proper swimming attire must be worn in the pool;** e.g., no cut offs allowed, loose threads clog the filter/pump. Regular street attire is not acceptable.
5. **Children age 3 and under that enter the pool shall be required to wear a swim diaper and plastic panties.** Should a child have a fecal incident while not wearing a swim diaper a \$200 fine shall be assessed to the Homeowner so as to meet the contractual agreement entered into our pool maintenance agreement. *Feces accidents require the pool to be shut down for 24 hours. Accidents must be reported immediately to a Pool committee member, Board of Directors and/or Development Manager, Travis Ruf 816-246-6700 Management reserves the right to charge the resident responsible for any additional costs associated with sanitizing the pool.*
6. **Any person having a skin disease,** nasal or ear discharge, inflamed eye, or other communicable disease shall be excluded from the pool, in accordance with the law.
7. **NO running, pushing, diving, spitting, fighting, horse play,** etc...will be permitted. The Pool Committee, Board of Directors, and/or Property Management has the authority to suspend pool privileges of any individual for the remainder of the day or longer, as the infraction may warrant.
8. **No one may tamper with** or remove any pool equipment. Tampering with or defacing pool property is prohibited. Property damaged will be charged to the responsible member.
9. **The lifelines and safety equipment at the pool** are for safety purposes only and should not be handled except in an emergency.
10. **Pool rafts and toys:** If eight or more people are in the pool, large floats, rafts or other large pool type toys are prohibited. No toys may be brought to the pool that is not constructed for pool activity.

11. **Pool furniture** is not to be placed in the pool doing so constitutes defacing of personal property and will result in two weeks suspension and/or fine.
12. **NO pets** are allowed in or around the pool area.
13. **Bikes/Skate Boards** are **NOT** allowed inside the pool fence and must be properly stored in the common area not blocking the sidewalk.
14. **SMOKING** is not permitted in or around pool area.
15. **Children under the age of 14** are not permitted in the pool unless accompanied by an adult.
16. **NO LIFEGUARD ON DUTY.** Users of this pool do so at their own risk. Lakeside at Chapman Farms HOA will not be responsible for any accidents or injury in or around the pool. Use of the pool indicates acceptance of these conditions.
17. This is a private pool with admittance by pool key only. Giving access to individuals to enter the pool facility without a pool key will result in a fine of \$100.00 and a two week pool privilege suspension.
18. **Injuries** occurring on pool property should immediately be reported to Lakeside at Chapman Farms HOA, Property Manager; Jake Stauch 913-890-2300 [email jake@ymginc.com](mailto:jake@ymginc.com)

GENERAL POOL RULES:

1. **No profanity in pool area.** Please be considerate of others.
2. **Anyone using the pool after hours** may be prosecuted for criminal trespass and/or loss of pool privileges.
3. **Pool privileges will be suspended** for unpaid assessments, violation of pool rules, unpaid fines and in other situations as directed by the Board of Directors and/or Pool Committee.
4. **Pool keys remain the property of the Lakeside at Chapman Farms HOA** and must be shown or surrendered when asked by a Pool Committee Member and/or Board member. All pool members have the right to ask to see a pool key for member verification whenever an individual is in violation of the rules and guidelines. Refusal to do so will result in a two week suspension and/or fine.
5. **Only authorized persons** are allowed in the pool enclosure and bathrooms when the pool is closed.

SEVERE WEATHER:

The pool may be closed and the pool and deck cleared under the following conditions:

1. **Lightning and/or Thunder**
2. **Hail or rain showers** that inhibit clear observation of the bottom of the pool.
3. **Any other climatic conditions** that may endanger pool users.
4. **If the storm occurs after 7:30 pm**, the pool may be closed for the rest of the day.