

Arnell Creek Pool and Outdoor Recreation Facility Policies

Adopted by the Board of Directors of the Arnell Creek Homeowner's Association on 8/7/25
and disseminated to all Homeowners of record on 8/31/25

Upon posting and dissemination to all Homeowners of record, all Homeowners agree to abide by these policies and rules duly promulgated by the Board of Directors of the Arnell Creek Homeowner's Association (herein "HOA") governing the use and enjoyment of the Arnell Creek pool and outdoor recreation facilities located at 9 Arnell Drive.

These policies and rules shall be reviewed at least annually by the HOA and Homeowners are assumed to agree with these policies and rules absent objection thereto. Any modifications thereto shall be disseminated in a timely fashion to the homeowners of record.

"Homeowner" or "User" as used herein includes the owners of each lot, long term renters, and non-paying guests of the Homeowners. "Homeowner" or "User" as used herein does not include short-term renters of 30 days or less duration. Such renters have no right of entry to and/or use of the pool and/or outdoor recreation facilities.

Use of the facilities described herein is limited to those Users who accept the rules and policies below. The HOA reserves all rights to rescind a Homeowner's use of and/or access to the pool and/or the outdoor recreation facilities for any violation of the policies and rules included here or in the Declaration of Restrictions. To be clear, Homeowners are always responsible for Users such as their guests whether the Homeowner is present or not.

1. There is danger inherent in the use of the community facilities including but not limited to the unguarded pool, playground, parking lot, and tennis courts. By using the facilities, Users agree to hold the HOA harmless and assume all risk for damages resulting from their use.

2. The pool deck and tennis/pickleball courts must be kept locked at all times when unoccupied. You must always lock the gate whenever you leave if no one else is present at the pool or on the courts.

3. The pool opens at 7 o'clock AM. All other facilities, including the tennis/pickleball courts, open at 8 o'clock AM. All facilities, including the pool, playground, parking lot, and courts close at dusk, defined as 30 minutes after sunset as recorded by the National Weather Service on that date. Except for special events sanctioned by the HOA, everyone must leave the pool deck and tennis / pickleball courts at closing.

4. The keys should be turned over to your purchaser when your home is sold. A fee of \$10 will be charged for each replacement key. No home should have more than one key, and no key shall be duplicated.

5. Children under the age of 15 must be accompanied by at least one adult over the age of 18. Four or more such children must be accompanied by two or more adults over the age of 18.

6. No glass containers are allowed on the pool deck or courts at any time. Food must be consumed in the pavilion. All trash and refuse must be removed with you when you leave.

7. Loud, boisterous, disruptive, or vulgar behavior, including foul language, is prohibited.

8. Any use of alcohol must be discreet and peaceful. Don't swim when using recreational drugs or alcohol. There is no smoking or vaping allowed in the pool, playground, or tennis court areas.

9. No running on the pool deck and no diving is permitted.

10. Everyone must exit the pool whenever thunder is heard and may not return to the pool until 30 minutes after the last peal of thunder is heard.

11. Use of the recreational facilities is suspended for any Homeowner whose dues are unpaid.

12. If you use a chair cushion or any other item return it when you are finished. Close the umbrellas after use.

13. In the event of a hygiene-related incident in the pool or on the deck, notify those in the area immediately and follow proper cleanup procedures to maintain a safe environment.

14. No pets or animals are permitted within pool enclosure with the exception of certified service animals.

15. Please direct any questions or concerns about the pool or other facilities to Arnellcreek@gmail.com. Please report serious safety issues immediately.

Enjoy our shared facilities!