

## BENBROOK RANCH POOL RULES

704 South Brook Drive  
Leander, Texas 78641

Emergency Call Box is located on Main Building in foyer

### **WARNING: NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK**

The gates are to remain locked at all times. The pool can be accessed with a pool card-key and under no circumstances should the gates be propped open. **DO NOT OPEN THE POOL GATE FOR ANYONE OTHER THAN YOUR FAMILY OR YOUR GUESTS.** The fence and gate that surround the pool area are for resident protection.

**PLEASE NOTE:** Card-keys will **ONLY** be activated for members in good standing with the Association. To be in good standing, you must:

1. Be current on homeowner assessments as outlined in the Collections Procedures approved by the Board of Directors;
2. You must have a current card-key waiver form on file with Goodwin Management;
3. You may have no unresolved Deed Restriction Violations.

Lost card-keys will be replaced for a fee of \$25 and the lost card-key will be deactivated.

### **IDENTIFICATION**

- Swimmers must have a pool card-key with them to enter pool area. The pool is for the use of Benbrook Ranch Homeowners Association, Inc. members and their invited guest(s)/appointed guardian(s) only. It is recommended that you write your name on your card-key so it does not get confused with others at the pool.
- Parents must provide authorization naming a specific guardian to attend to their children 17 years of age and under while at the pool. An authorized guardian must be 18 years of age or older.

### **COMMUNITY REQUIREMENTS & CONDUCT**

1. Children age 17 and under must be accompanied by an adult age 18 or older that is a Benbrook Ranch Homeowners Association, Inc. member or an authorized guardian.
2. The gates are to remain locked at all times. The pool can be accessed with a pool card-key and under no circumstances should the gates be propped open. The fence and gate that surround the pool area are for resident protection.

**UNDER NO CIRCUMSTANCES WILL ALCOHOL, TOBACCO, FIREARMS OR DRUGS BE PERMITTED IN ANY AMENITY CENTER FACILITIES OR SURROUNDING AREAS. ANYONE SEEN ENGAGING IN THE USE WILL BE SUBJECT TO LOSS OF PRIVILEGES FOR A PERIOD OF TIME TO BE DETERMINED BY THE ASSOCIATION BOARD OF DIRECTORS, AND OTHER LEGAL ACTIONS MAY BE TAKEN IN CONJUNCTION WITH THE LOCAL LAW ENFORCEMENT AGENCY.**

## GENERAL REQUIREMENTS & CONDUCT

Any individual(s) who are reported to be/or found to be in violation of any of these following pool rules will be reported to the Benbrook Ranch Homeowners Association, Inc. Board of Directors and possibly the local law enforcement agency (as applicable). The nature of the situation will be considered and action(s) toward resolution will be at the Board of Directors discretion.

1. USE OF ANY EQUIPMENT PROVIDED IN THE AMENITY CENTER FACILITIES IS AT YOUR DISCRETION. PLEASE USE CAUTION. SWIM AT YOUR OWN RISK.
2. When lifeguards or monitors are on duty, they are the authority at all times. No person shall distract a lifeguard or monitor who is on the lifeguard stand **except in cases of an emergency.**
3. Children under age 12 must demonstrate the ability to swim the length of the pool in order to be allowed in the water without an adult at hand. Each adult member can supervise no more than four (4) children age 17 and under.
4. Parents must check swim diapers AT LEAST 3 times per hour. **Children under the age of 3 are not allowed in the pools without a swim diaper.** Disposable diapers are not allowed, swimsuits are required.
5. The baby pool is reserved for children ages five (5) and under. Adult supervision is required at all times for children in the baby pool.
6. Proper swim attire is required at all times. Please be respectful of any cultural differences with family friendly attire.
7. Conduct by any person deemed to be dangerous, unreasonable, or offensive (including "horseplay") is not allowed and should be reported to Goodwin Management at (512) 502-7503. Any individual disciplined repeatedly, or for serious infractions, will lose all pool privileges for the rest of the season.
8. Running, hopping, skipping or speed walking within the pool area is prohibited.
9. Under no circumstances shall pets, bicycles, skateboards, scooters or motorized cycles be permitted within the fenced pool area. Roller-skates and/or Rollerblades may be carried into the pool area and stored with personal belongings but may not be worn within the fenced pool area.
10. Diving from the side of the pool is not permitted.
11. Climbing or sliding on any hand railing is not permitted.
12. No glass containers of any type are allowed within the fenced pool area.
13. Food shall only be consumed in areas at least six feet away from the pool. No chewing gum is allowed within the fenced pool area.
14. All trash generated by anyone in the fenced pool area must be placed in garbage containers or otherwise properly disposed of.

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Updated August 6, 2012*

15. Swimmers are encouraged to shower before entering the pool. While we encourage protection from the harmful rays of the sun, the use of oils and other heavy suntan lotions cause filter damage, use these lotions sparingly.
16. Persons with open sores, wounds and bandages or communicable diseases are encouraged to refrain from swimming in the pool. DO NOT USE THE POOL IF YOU OR YOUR CHILD HAS HAD DIARRHEA IN THE PREVIOUS TWO WEEKS. **IF A FECAL ACCIDENT OCCURS: All swimmers must exit the pool immediately, and the pool will be closed for a minimum of two (2) hours** from the time the pool has been chemically treated. The pool will be cleaned, disinfected and tested, and proven to be free from contamination before the pool will be reopened. If your child is found to be responsible for a closure due to fecal matter, all costs to clean and reopen the pool may be assigned to your family. Incidents should be reported to Goodwin Management at (512) 502-7503 immediately.
17. Floatation devices are permitted as long as there are less than 8 people in the pool. All air-inflatable crafts used must be a maximum 2-person carrier. Exceptions are arm-floaties and toddler carriers/life preservers.
18. Any items lost will be your responsibility. If the loss or find is of great value, please contact Goodwin Management at (512) 502-7503.
19. Swim safely and treat others, as you would like to be treated. Do not throw items when others are nearby. Parents are responsible for the behavior of their children.
20. Swimmers in the water have the right of way. Those entering the water must make certain that the area that they are entering is free of other swimmers.
21. In the event of inclement weather, swimmers are to clear the pool during the storm and for at least thirty (30) minutes after lightning and/or thunder has ceased. Patrons are welcome to stay in the pool area during this time, but are cautioned to stay a safe distance from the water.

#### **LOSS OF POOL PRIVILEGES**

**Again, PLEASE NOTE: Card-keys will ONLY be activated for residents in good standing with the Association. To be in good standing, you must:**

- ❖ **Be current on homeowner assessments as outlined in the Collections Procedures approved by the Board of Directors;**
- ❖ **You must have a current card-key waiver form on file with Goodwin Management;**
- ❖ **You may have no unresolved Deed Restriction Violations.**

Any individual(s) using the pool after-hours, could lose all pool privileges. The Association Board of Directors will not tolerate violations of unauthorized after-hours use of the pool.

Any individual(s) committing acts of vandalism to the pool, pool house, equipment and/or surrounding area will lose all pool privileges for a period of time to be determined by the Association Board of Directors, and be held responsible for cleaning and/or repair of damaged items. In the event the individual(s) are juveniles, the parents shall assume full responsibility for their child's actions.

## MISCELLANEOUS

Guest Policies A Benbrook Ranch Homeowners Association, Inc. member must accompany a guest. Guests are limited to four per family. If you need to entertain more than four guests, please call Goodwin Management at (512) 502-7503 to make arrangements. Members are allowed to authorize a guardian for their needs as applicable. (baby-sitters, relatives, family friends and neighbors are allowable) Parents must provide authorization naming a specific guardian to attend to their children 17 years of age and under while at the pool. Authorized guardians must be 18 years of age or older. Individuals who may have been involved in misconduct or vandalism to the pool area who are found on the premises may be asked to leave immediately regardless of guest status at the Board of Directors discretion, or has given previous approval of such action. Individual(s) who are on the premises without permission or who are under the appointed age should/can be asked to leave by any Benbrook Ranch Homeowners Association Inc., member or authorized guardian who is an adult and on the premises. If the individual(s) will not leave please contact the police, then contact Goodwin Management.

Restrooms The restroom fixtures are sanitized and cleaned by a private janitorial service. The designated maintenance person(s) are responsible for cleaning mirrors, counters, stocking hand towels, emptying trash and hosing down the floors. But please be mindful of the other Association members by cleaning up after yourself when using the restrooms.

Emergency Phone: Emergency Call Box is located on Main Building in foyer. **DO NOT USE UNLESS IT IS AN ACTUAL EMERGENCY.**

Pool Card-keys Pool card-keys will be issued to adults (age 18 years and older), only after an Acknowledgment & Waiver form is signed. A total of one (1) pool card-key will initially be issued per household. If your card-key is lost or stolen, you will be provided with a second replacement card-key AT A COST OF \$25.00 TO YOU and your old card-key(s) will be deactivated. To obtain card-keys, please sign (execute) a current Acknowledgment & Waiver form and send it to Goodwin Management. Upon receipt of the signed card-key waiver, and pending deed violation and assessment evaluation that the residence is in good standing, the card-key will then be activated and mailed. By signing the Acknowledgment and Waiver Form, members are agreeing not to distribute card-keys to anyone outside their immediate family.

Pool Parties Please contact the management company, Goodwin Management, to schedule your party at (512) 502-7503. All pool parties must be scheduled through Goodwin Management so that parties are not double-booked and all necessary paperwork can be completed. Informal/Non Private parties at the pool may be held Monday through Friday between the hours of 11:00 a.m. and 6:00 p.m. (holidays excluded). **There shall be not more than fifteen (15) guests per party and parties are limited to no longer than two and one-half hours.** Informal meaning, you may not turn away other member and their guests, so long as they meet the "guest policy", from entering the pool area during a scheduled party. Parties may only be scheduled by a Benbrook Ranch Homeowners Association Inc. member over the age of eighteen (18). The party must be scheduled at least two weeks in advance. There must be a one to three adult to child ratio for children ages three (3) and under; a one (1) to five (5) adult to child ratio for children ages seven (7) to twelve (12). In all events, one adult, age 18 or older must be present at all times. The sponsoring member will be responsible for any damages caused by party patrons and a Recreational Use Agreement may be requested at the discretion of the Board of Directors or Goodwin Management.

### **ADDITIONAL RULES WHICH MAY BE POSTED AT SWIMMING POOL WILL ALSO APPLY**

Approved August 6, 2012  
Updated August 6, 2012

## BENBROOK RANCH POOL HOURS

- ❖ **WARNING: SWIM AT YOUR OWN RISK – No Lifeguard on Duty!**
- ❖ **The pool is CLOSED from 10:00 PM until 6:00 AM Sunday – Thursday.**
- ❖ **All members and their accompanied guests, age 17 and younger, must vacate the pool area at 10:00 PM on Sunday, Monday, Tuesday, Wednesday & Thursday.**
- ❖ **The pool is CLOSED from 11:00 PM until 6:00 AM Friday and Saturday.**
- ❖ **All members and their accompanied guests, age 17 and younger, must vacate the pool area at 11:00 PM on Friday and Saturday.**

### Schedule of operation

Open Swimming (Adult supervision required – access with pool card-key)			
January through December (weather permitting)	6:00 a.m. – 10:00 p.m. Monday – Sunday (see below for extended hours)	Open to members, their families and accompanied guests (applies to extended hours below)	The pool may be CLOSED for additional maintenance and chemical treatment
	10:00 p.m. – 11:00 p.m. Friday and Saturday	Friday and Saturday evenings, the pool will remain open for an additional hour.	

**The community swimming pool is OPEN YEAR ROUND.**

**Pool Opening and/or Closing Dates are determined by your Board of Directors.**

**Video Surveillance.** Various cameras have been or may be installed on the property at the Board's discretion at various places throughout the common area. **These cameras may be unmonitored and/or non-functional at any time. No surveillance system should be relied upon to ensure a resident's personal safety -- personal safety is the responsibility of the individual and law enforcement.** The Association cannot and does not warrant the effectiveness or mechanical repair of any cameras. Any camera may be a 'dummy' camera.

The Board will determine in its sole discretion how long surveillance recordings are maintained. The Association will allow law enforcement access to surveillance recordings upon request of an authorized governmental law enforcement authority, but the Board may in its discretion first require a subpoena to be issued. The Association will allow Owner access to surveillance recordings only if a police report has been filed for the incident in question and a copy of the report is provided to the Association. If costs are incurred by the Association in providing an Owner access to the surveillance recordings, the Association may hold the Owner responsible for such costs.