

# *River Stone*

## *Amenities Rules & Policies*



River Stone offers different amenities that were designed for the convenience and enjoyment by all current residents and their guests. These amenities include the in-ground pool, kiddie pool, playground, picnic area, and open field area centrally located at 80 W Swift Creek Road, Fletcher NC.

## Hours of Operation

**Pool:** 10:00am - 10:00pm

**Playground, picnic, and open field area:** Sunrise to Sunset (The River Stone Events & Hospitality Committee may use these areas outside the posted operating hours when hosting a neighborhood wide event. Residents wishing to use these areas after posted hours must have prior written permission from the HOA Board of Directors.)

Other exceptions may apply for holidays or special circumstances per the Board's discretion.

## Inclement Weather

In the event of thunder and/or lightning in the area, everyone must exit the pool for 30 minutes. The timer will be reset for each instance of thunder or lightning.

Residents may swim during periods of rain with no thunder or lightning. However, if conditions prevent visibility of the pool floor, everyone must exit the pool until visibility improves.

The pool manager reserves the right to suspend swimming and presence on the pool deck upon their discretion.

## Guest Policy

A guest is defined as someone not currently residing in River Stone on a permanent basis.

- Each Homeowner or Resident (18 years of age and older) is allowed no more than four guests *per household* while using the amenities. The only exception to this is when the field, playground, or picnic area is used for birthday parties, cookouts, etc...that is hosted by a homeowner. However, our amenity area can not be reserved nor can any event interfere with other homeowners wishing to use the same space. Residents under age 18 are only allowed one guest at any time.
- Children 13 years of age and younger must be accompanied by an adult 18 years of age or older when utilizing neighborhood amenities.

These policies are subject to change and may be altered at a Board Members discretion at any time.

## Pool Rules

- No lifeguard on duty. Swim at your own risk.
- Shower before entering the pool.
- Glass is prohibited in the pool area.
- Smoking and Vaping are both prohibited within the gated area
- Profanity is prohibited.
- Diving, running, jumping or any other "horseplay" is prohibited.
- Proper swimwear is required upon entering the pool.
- Children must wear a swim diaper in both pools if they are not reliably potty trained.
- Pool equipment should only be used for its intended purpose.
- Be considerate of other guests when entering the pool with food and/or drinks. You must properly dispose of your trash and clean up any spills.
- Reserving the pool for personal parties or groups is not permitted.
- Alcohol is prohibited while at the pool.

**Residents and guests must abide by the Henderson County Loud and Disturbing Noise Ordinance which states, "It is prohibited in Henderson County to create, cause or allow the continuance of any unreasonably loud, disturbing noise. Noise of such character, intensity and duration as to be detrimental to the health, safety or welfare of any reasonable person of ordinary firmness and sensibilities in the vicinity is prohibited."**

*SCMG Management and the HOA Board of Directors reserve the right to refuse admittance to, or eject from the pool, any persons failing to comply with any of the above rules/policies. Inability to adhere to the rules and policies documented may result in the fines and possible suspension of all River Stone amenities. The length of the suspension and/or the amount fined will depend upon the seriousness of the infraction and will be determined by the HOA Board of Directors.*

Video surveillance will be used to identify any person involved in malicious behavior in and around the amenities area.

### **Pool Monitors**

The pool monitors responsibility is to maintain a clean and safe environment for all residents and guests. This includes cleaning the pool, pool deck, and bathrooms. Pool Monitors will enforce all rules and policies. This will ensure the safety and enjoyment for all residents and guests. Any concerns involving the pool should be brought to the attention of the Pool Monitor. If there is no resolve, members should advise the property management company, amenity committee, and/or HOA Board of Directors. Always treat our Pool Monitor with respect and dignity.

### **Pool Closings**

In addition to any County or State of North Carolina Health Code Standards, the pool will be closed for the following reasons:

- Operational and mechanical difficulties affecting pool water quality as well as chemical imbalance or general maintenance and repairs.
- The pool will be closed in the event of accidents involving feces, vomit, or blood for an amount of time determined by the policies provided by the pool management company.
- The pool may close for any other reason at the discretion of the pool management company or the HOA Board of Directors.

### **Key Cards**

- One Card per household
- First time replacement of \$30, additional replacements will be \$50. Old cards will be deactivated when replaced with a new card. This will prevent households having multiple key cards.
- Key cards will be programmed to work during pool operating hours only.
- **Key Cards are used to monitor who enters the pool area. Under no circumstances should someone without a key card in hand be let in by someone already in the pool area.**

### **Playground, picnic, and open field area rules**

- Children 10 years of age and younger must be accompanied by a person 18 years of age or older at all times.
- Proper footwear is required.
- The mulch is not to be disposed of, picked up, thrown, or kicked for any reason.
- Children should take turns and share the equipment.
- All children are expected to play cooperatively with other children.
- No jumping is allowed from any climbing bar or platform.
- When using the slides, children must use the ladder and slide down feet first one at a time.
- Any concerns or damage to amenity area property should be reported to the property management company or the HOA Board of Directors immediately.
- In the event of an emergency, there is a phone located in the pool area that may be used to call 911.

## **Fines**

- Failure to pick up trash and/or diapers left in the pool or playground area will result in being called to a hearing (NC state statute 47F-3-102-12) and if found guilty a \$25 fine for a first offense, \$30 for a second offence and will increase in \$5 increments thereafter. *(Fees will reset after each year.)*
- Intentional damage inflicted by a resident or guest will result in fines to the homeowner and deactivation of the key card until fines are paid in full.

*Inability to adhere to the rules and policies documented may result in fines and possible suspension of all River Stone amenities. The length of the suspension and/or the amount fined will depend upon the seriousness of the infraction and will be determined by the HOA Board of Directors on a case by case basis.*

**By signing this document, I agree that I have received a copy of the River Stone Amenities Rules and Policies.**

I agree to abide by the rules and policies in place and provided in this document as well as any addendums to the rules in the future by the pool management company and/or the HOA Board of Directors. I am aware that failure to do so may result in a fine as well as the loss of amenities privileges. Video surveillance will be used to assist in identifying anyone in violation of said rules and policies.

Homeowner Name (print): \_\_\_\_\_ Date: \_\_\_\_\_

Homeowner (signature): \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_