

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: Unless otherwise posted:

Monday – 10:00am – 4:00pm

Tuesday – 10:00am – 4:00pm

Wednesday – 10:00am – 4:00pm

Thursday – 10:00am – 4:00pm

Friday – 10:00am – 4:00pm

Saturday – 10:00am – 6:00pm

Sunday – 11:00am – 6:00pm

Playground, picnic, and open field area: Sunrise to Sunset (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 monitor 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*** in the pool area. However, none of our amenities can 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.
- No floats are allowed in pool except for inflatable swim rings with a diameter of less than 44".
- 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 area 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 Fobs

- One Fob per household
- First time replacement of \$20, additional replacements will be \$40. Old fobs will be deactivated when replaced with a new fob. This will prevent households having multiple key fobs.
- If your dues are not paid in full (all years prior to and including 2020) by July 1, your key fob will be deactivated at 11:59pm on July 1, 2020. It will not be reactivated until a ZERO balance is achieved.
- Key fobs will be programed to work during pool operating hours only.
- **Key Fobs are used to monitor who enters the pool area. Under no circumstances should someone without a key fob in hand be let in by someone already in the pool area. It is your responsibility to ensure that anyone in possession of your key fob follows this rule. The failure to abide by this rule, whether by the homeowner or anyone else in possession of your key fob, will result in de-activation of your key fob for the remainder of this pool season.**

Playground, picnic, and open field area rules

- Children 13 years of age and younger must always be accompanied by a person 18 years of age or older .
- 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 offense 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 fob until fines are paid in full.

Covid-19 requirements and disclaimers

- Maximum Capacity allowed in pool gate at any given time is 36 people, 21 of which can be in the pool at a time.
- Sanitizing Spray and paper towels will be available for your use. We ask that you wipe down any chairs and/or tables that you used prior to leaving the pool area.
- By entering and/or participating in activities at any of River Stone HOA Amenities (pool, playground, picnic area, open field) you agree that:

(1) You are entering and/or participating at your own risk and are assuming any and all risks of entering and/or participating in the activities including but not limited to, risks related to the contraction and transmission of COVID-19.

(2) You shall abide by all rules and regulations set forth by Henderson County and North Carolina pertaining to COVID-19, including, but not limited to social distancing.

(3) Cedar Management Group LLC , River Stone Homeowner's Association, Inc. and Swim Club Management of Asheville are not responsible for any COVID-19 related sickness, including death, to any person that may arise as a result of your entering and/or participating in the use of the facility, and you waive, release, and discharge its agents, officials, officers, and employees of and from any and all such claims, costs and liability.

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.