

BROOKWOOD MANOR HOMEOWNERS ASSOCIATION, INC.

2025 SWIM FACILITY RULES AND REGULATIONS

The Brookwood Manor Homeowners Association, Inc.'s Swim Facilities will be available for use by REC Members and their guests between May – September (exact dates will be posted/communicated each year). Only PAID REC members are allowed to use pool and tennis facility. Non-Rec members are not considered guests of REC members and cannot use facilities.

The pool season typically includes a combination of swim-at-your-own-risk hours and lifeguard staffed hours of operation. All users of the Swim Facilities will be required to sign an acknowledgment of review and receipt of the Brookwood Manor Homeowners Association, Inc. Swim Facilities Rules, and Regulations, as well as a Waiver of Liability. Only those individuals who have executed the Acknowledgment and Waiver of Liability will be permitted to use the facilities. All others shall be trespassers and are subject to ejection from the property.

HOURS OF OPERATION & AGE REQUIREMENTS:

Early-Morning Swim-at-Your-Own-Risk - 6:00 a.m. to 10:00 am. (adults only) – Contact bwmhoa@gmail.com to request early morning access.

Standard Hours of Operation 10:00 a.m. and 10:00 p.m. daily.

10:00 a.m. - 1:00 p.m. and 7:00 p.m. - 10:00 p.m. is Swim-at-Your-Own-Risk

A lifeguard will be provided only between the hours of 1:00 p.m. - 7:00 p.m. daily through Labor Day.

REC Members who choose to Swim-at-your-Own Risk must comply with all age requirements as set forth hereafter. For safety reasons, it is recommended that no person swim without a companion or other adult present.

All children under the age of 14 must always be accompanied by an adult.

ENTRY/EXIT

Entry into the Swim Facilities is controlled by an electronic lock system. All entry into and exit from the Swim Facilities shall be through this designated gate.

Each REC Member family who has paid the fees for the use of the recreation facilities will be given access via a code/app. Information on downloading and using the access app will be distributed prior to the start of each pool season.

Any REC Member who is not current on their dues is subject to having access deactivated until their account is brought current.

Each REC Member entering the swim facility must use his or her own family access code/app. Any individual who gains entry by soliciting another REC Member or Guest to allow entry into the facilities may result in both users being ejected from the facility and may result in their access being deactivated.

Pool Access Questions – Contact Greg Armstrong (gregarmstrong11@gmail.com or 770-527-6724).

GUEST POLICY

Each REC Member family may bring up to two (2) Guests at a time to the pool. All guests must meet the age requirements as outlined herein and must be accompanied by at least one member of the REC Member family while on the property. We ask that friends who live locally not be brought to the pool regularly as "guests"; they may join as well, if they wish.

POOL PARTY INFO:

Arrangements for larger groups for special events/parties will be granted at the discretion of the Pool Committee, or the Board of Directors of Brookwood Manor Homeowners Association, Inc. **For permission, contact Greg Armstrong (gregarmstrong11@gmail.com or 770-527-6724).**

- **Information Required for pool party reservation request.**
 - **Rec Member Name/Address**
 - **Party type.**
 - **Party Start & End Times**
 - **# of guests anticipated**
 - **No parties over 20 non-rec members during peak hours (Weekends/Holidays)**
 - **Off peak hour non-rec max of 30**
 - **Party Requests must be made 7 days prior to event date.**

A party reservation fee of \$50 is required of all approved parties.

You will be responsible to pay for additional lifeguards that may be required during the special event/party. Typically, parties over 15 guests will require an additional lifeguard at \$30/hour. You will be notified if an additional lifeguard is required.

An invoice will be sent via email after party confirmation.

Party reservations are first come first serve, only one party is permitted per day.

All trash from party must be taken to the Waste Pro cans outside the pool in the parking lot.

DAMAGE:

If any REC Member, Guest, or Non-User causes any damage, that individual and the resident(s) who allowed that individual access to the facilities shall be responsible for all costs of repair.

SAFETY AND CLEANLINESS:

The pool is operated under license from the State and must conform to the guidelines from the Gwinnett County Health Department. All Users and Guest Users must follow the rules contained within this document as well as all rules posted on signs within the Swim Facilities.

Brookwood Manor Homeowners Association, Inc. reserves the right to modify these rules and regulations, as well as the hours of operation as the need may arise.

All Members must provide an email address at which the members of their household may receive notices regarding the Swim and Tennis facility.

