

**Mountain Springs Ranch
Property Owners Association
Recreational Facilities Handbook
Rules and Guidelines**

FAMILY POOL, SPLASH POOL, AND SPORTS POOL

1. INTRODUCTION.

- A. The safety and enjoyment of the members of the community are of primary concern in the operation of our pool. If we show courtesy and consideration for others in our use of the pool and cooperate with the Association in their daily management of the pool, only a minimum of rules and guidelines will be needed.
- B. **NO LIFEGUARD(S) WILL BE ON DUTY AND ALL SWIMMING IS AT THE MEMBER'S OWN RISK.** We ask for your cooperation with the Association's requests regarding safety, abiding by the rules and guidelines, and curtailing any activity that interferes with the swimming enjoyment of others.
- C. **FOR LIABILITY PURPOSES – NO ONE UNDER THE AGE OF 16 IS ALLOWED IN THE FENCED POOL AREA UNLESS ACCOMPANIED BY AN ADULT.**

2. SCHEDULE AND POOL HOURS.

- A. **SCHEDULE:** Pool Opens Monday, March 17, 2008 – closing date to be determined.
- B. **POOL HOURS:** 6:00 a.m. to 10:00 p.m. daily (weather permitting)
The Association reserves the right to close the pool at any time for emergency or repair purposes.

3. ENTRY AND POOL USE.

- A. **PERSONS USING THE POOL DO SO AT THEIR OWN RISK.** The Association is not responsible for accidents, injuries, or loss of personal property. The ultimate responsibility rests with the pool users who are property owners or renters in the Mountain Springs Ranch community and Association members.
- B. The pool facilities were designed and built for the sole use and recreation of Mountain Springs Ranch residents, their visiting relatives, and guests. Only Association members in good standing (i.e., have annual assessment fees paid, as required), their tenants, and their accompanied guests, may use the pool and pool area. Members are allowed up to five (5) guests per household.

- C. The Sports Pool may be reserved for private parties for children 10 years of age or older and adults (e.g. birthday parties, ball team parties, other similar events), which may include guests who are not residents of Mountain Springs Ranch. The Sports Pool must be reserved by completing the Sports Pool Lease and paying the rental fee and security deposit. The Splash Pool, Family Pool, and the Pavilion may not be reserved for private parties.
- D. Card keys are required to enter the fenced-in pool area and the restrooms. **FOR SAFETY REASONS, NO ONE MAY CLIMB THE FENCE TO GAIN ACCESS TO THE FENCED POOL AREA OR LEAVE THE GATE TO THE FENCED POOL AREA PROPPED OPEN.**

IF YOUR CARD KEY DOES NOT WORK, CALL GATE SERVICES AT 210-464-8880.

Card keys will only be issued after confirmation that the property owners are in good standing and after each adult member signs a waiver of liability.

Each Member will be issued one Card Key. DO NOT LOAN YOUR CARD KEY OR GIVE IT TO ANY NONRESIDENT. There is a \$50 charge for lost Card Keys or reinstatement of a suspended Card Key.

Card Key access will be suspended for Association members or their tenants who are in arrears of their assessment fees. Card Key access will be reinstated when the Association Member or their tenant becomes current in their assessment fees and pays the \$50 Card Key reinstatement charge.

- E. All users of the pool are responsible to ensure the gate is properly locked upon entering and leaving the pool.
- F. An emergency phone is located in the pavilion next to the men's restroom. **CALL 911 FOR POOL EMERGENCIES.**
- G. If you notice anything not working properly please notify the Association at 830-885-7481.
- H. As conditions change and use of the pools increase, it may be necessary for changes to the pool rules and/or procedures.

4. GUESTS

- A. Association members are allowed up to five (5) guests per household. Only members in good standing may bring guests to the pool. The member must accompany his/her guests at all times and he/she is responsible for the conduct of his/her guests at all times.
- B. Property owners not in good standing (having amounts due the association) may not enter the pool or pool area as a guest of a paid member.

5. POOL CONDUCT/GENERAL POOL RULES.

- A. **PARENTS ARE RESPONSIBLE FOR THEIR CHILDREN IN THE POOL. CHILDREN ARE NOT ALLOWED IN THE POOL AREA UNLESS SUPERVISED BY A RESPONSIBLE PERSON 16 YEARS OF AGE OR OLDER.**
- B. **NO GLASS CONTAINERS ARE ALLOWED IN THE POOL AREA. ONLY UNBREAKABLE NON-GLASS CONTAINERS ARE ALLOWED.**
- C. **MEMBERS ARE RESPONSIBLE FOR LEAVING ALL FACILITIES CLEAN INCLUDING THE RESTROOMS AND THE PAVILION AREA. ALL TRASH MUST BE DEPOSITED IN TRASH CONTAINERS OR TAKEN WITH YOU WHEN YOU LEAVE THE POOL AREA.**
- D. Pool users must be properly attired in swimwear. No jeans or cut-off pants are permitted.
- E. Persons with skin disorders, colds, or any other infections/contagious diseases shall not enter the pool.
- F. Children in diapers must wear commercial “swim diapers.
- G. No animals (except pets for the disabled) are allowed in the fenced-in pool area.
- H. No food, drink, or chewing gum is allowed in the pool.
- I. Smoking is not allowed within the fenced-in pool area.
- J. Intoxicated persons will not be permitted in the pool area.
- K. No profanity or abusive language is permitted in the pool area.
- L. No glass masks/goggles are allowed in the pool area.
- M. Use of bikes, skates, skateboards, scooters, and similar devices are prohibited in the pool area.
- N. Inflatable devices, no larger than an adult body, are allowed in the pool – space permitting.
- O. No diving or back flips are allowed in the pool.
- P. Running and rough play (in or out of the pool) are considered dangerous activities and are not allowed in the pool area. No spitting or spouting water, excessive splashing, dunking, shoving, throwing other swimmers, scuffling, or “horseplay” of any kind that may bother or injure other persons is allowed in the pool area. No pool games that may bother or injure any other persons present are permitted within the splash pool or the family pool.
- Q. To prevent/avoid chemical imbalance or filter problems with the pool water, please use waterproof sunscreen or towel or shower off excess suntan lotion/oil before entering the pool.
- R. If hair is longer than shoulder length, braid, confine in a ponytail or bun, or wear a bathing cap.

- S. Handle the pool furniture with care. Pool furniture must remain in the fenced-in pool area. If you notice any pool furniture in the wrong area, please return it to its proper location.
- T. The Association is not responsible for lost, damaged, or stolen articles.
- U. Safety equipment is to be used only in the case of an emergency.
- V. Rules violations should be reported to the Association at 830-885-7481. Violations reported to the Association will be forwarded to the Board of Directors. Upon a second offense, an individual will lose pool privileges for the remainder of the year.

THE PLAYGROUND

The following rules and courtesies apply to the use of the Mountain Springs Ranch Playground area. Please be considerate of others in complying with the rules below.

- A. No pets are allowed within the landscaped area of the playground.
- B. No profanity or abusive language is permitted.
- C. Smoking is not allowed within the landscaped area of the playground.
- D. Please remove all trash upon leaving the facility.
- E. If you are aware of any repairs needed to the playground or accessories, or any other problem, please report them to the Association at 830-885-7481.

THE NATURE PRESERVE

The nature preserve is a natural area reserved for the enjoyment of our property owners, their families and guests. Bluegreen created the current walking trails in the nature preserve and the hiking trails on the common area located between The Ridge, The Vistas, and part of The Highlands. The preserve has picnic tables and grills scattered by the fishing pond, the pool complex, and near the headwaters of our springs for you to enjoy. Restrooms are available in the pool area.

- A. The nature preserve is restricted to non-motorized traffic. **NO MOTORIZED VEHICLE, INCLUDING ROAD BIKES, TRAIL BIKES OR ATVS MAY BE OPERATED IN THE NATURE PRESERVE. Please use motorized vehicles on your own property or on our streets. Don't forget, in accordance with Texas law, only a licensed driver may operate recreational vehicles on the streets. Violators may be prosecuted.**
- B. Members are responsible for their guests.
- C. Members are responsible for their pets. Pets are not allowed to run loose in the nature preserve. Members must clean up after their pets.
- D. Smoking is not allowed within the Nature Preserve.
- E. No swimming is permitted in ponds within the Nature Preserve.
- F. Members are responsible for removing any trash generated during their use of the preserve.