

POOL RULES AND REGULATIONS

Be courteous and considerate to all swimmers and those enjoying the pool area

Pool open & heated Easter week through October (weather permitting)

1. Summer Pool Hours: 9:00am to 10:00pm daily
- a. Lap Swimming and Water Exercise 9:00am to 10:00am daily.

b. Open swimming all other times.
2. NO LIFEGUARD ON DUTY - USE POOL AT OWN RISK!
3. ABSOLUTELY NO DIVING!
4. Children under 14 years old must have an adult present within the fenced pool area.
5. Children or Incontinent persons must wear swim diapers where necessary while using the pools.
6. California law prohibits anyone who currently has a communicable disease from swimming in a public swimming pool. This includes anyone with recent gastrointestinal illnesses or any open wounds or infections.
7. Make sure your area is clean before leaving the pool area.
8. No glass containers allowed in the pool area.
- ISSUE #1

9. No pets allowed in the pool area except for Service Dogs. Proof of service dog certification may be requested.
10. Please use outdoor shower before entering the pool.
11. Swimming attire required - No attire with loose or frayed hems.
12. No smoking in the pool area or within 100 feet of pool deck. Use designated smoking areas only (lawn area of clubhouse or parking lot at minimum 100 feet from pool deck area).
13. Entry gates are to remain closed, never propped open with any object.
14. No Styrofoam or floats (mats, lounge chairs or large tubes) in the pool area other than personal flotation devices or life jackets.
15. Use of any self-provided umbrella, canopy, or shade structure must meet Oak Shores Community Guidelines Canopy Policy and must allow for a four (4) foot-wide cleared area around the swimming pool edge at its base. All items must be removed daily.
16. Do not remove tables and chairs from the pool area or bring in any tables or chairs.

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. 9 (p. 22): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B) & 24 C.F.R. § 100.204 (Fair Housing Act - Assistance Animals) & HUD FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

No pets allowed in the pool area except for Service Dogs. Proof of service dog certification may be requested.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).