

Silver Ridge Park Westerly

Homeowners Association

2026 Pool Rules and Regulations

ELIGIBILITY & MEMBERSHIP

All homeowners in good standing as defined by the Bylaws and NJ Administrative Code must be current with dues, assessments, and fees in order to use the pool facility.

Residents may bring no more than 4 guests to the pool at a time.

All guests are required to be accompanied by the Westerly homeowner. Homeowners must present Homeowner badges when requested by Trustee.

POOL HOURS

General Pool Hours	10:00 AM – 8:00 PM
Morning Lap Swimming	9:00 AM (second person required)
Guests Under 16	10:00 AM – 1:00 PM (must exit by 1:15 PM)

There is NO swimming unattended. There is no swimming after 8:00 PM unless a function has been approved by the Board of Trustees.

RULES AND REGULATIONS

1. There is absolutely no saving of tables, chairs, or lounge chairs.
2. Guests under 16 years of age are permitted to use the pool from 10:00 AM to 1:00 PM. All under the age of 16 must leave the pool area by 1:15 PM and must be accompanied by an adult responsible for their safety and conduct.
3. Children under 3 years of age are not permitted in the pool area. Children must be toilet trained to use the pool.
4. Adult, child, and swim diapers are not permitted in the pool at any time.
5. Individuals with signs or symptoms of infectious or contagious disease, cold, nasal discharge, cuts, bandages, skin eruptions, or other infections are prohibited from using the pool.
6. It is suggested that hair longer than shoulder length be tied back. Water shoes are permitted but must be changed upon entering the water. Streetwear is not permitted in the pool. Shirts designated for swimming are permitted.
7. Food is permitted at the poolside. All residents are required to clean up after themselves.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 3 (p. 1): Occupancy or amenity restriction discriminates based on familial status / disability or imposes an overbroad age restriction under the Fair Housing Act and HOPA.

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: The Fair Housing Act (42 U.S.C. § 3604(b)) prohibits familial-status discrimination against families with children - including adult-only rental age floors (e.g., 24+), mandatory hourly pool exclusions targeting all minors under 18, blanket Common Area parental-escort rules for children, and caps on grandchildren - unless the community actively qualifies as 55+ Housing for Older Persons under 42 U.S.C. § 3607(b)(2) and 24 C.F.R. §§ 100.304 - 100.307 (which regulates occupancy rather than fee-simple title ownership and does not authorize intrusive medical/disability disclosures for live-in caregivers under 42 U.S.C. § 3604(f)).

CURRENT WORDING IN DOCUMENT:

Children under 3 years of age are not permitted in the pool area. Children must be toilet trained to use the pool.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Any age-based occupancy restriction shall be enforceable only while the Association actively qualifies as "Housing for Older Persons" pursuant to 42 U.S.C. § 3607(b)(2)(C) and 24 C.F.R. §§ 100.304 - 100.307, including maintaining at least 80% occupancy of units by at least one person 55 years of age or older and conducting mandatory biennial age-verification surveys. Absent active HOPA qualification, no restriction shall discriminate on the basis of familial status.

ISSUE #1