

Pool Regulations

*Unit owners must be current with their financial responsibilities, in order for them or their unit renters to use any of the High Point facilities including the pool.*

1. The pool and its facilities are not to be used unless a qualified lifeguard is in attendance. To ensure the safety and comfort of all, requests by the lifeguards must be obeyed. The lifeguard’s chair is for the use of the lifeguard only. Please refrain from engaging in conversation with the lifeguards while they are on duty
2. All residents and guests entering the pool must check-in with the Gatekeeper.
3. All residents attending the pool must present their current High Point Pool Pass to the Gate Keeper. *Any person without a valid pass will not be allowed to enter the pool area. Residents’ passes are not transferable. Resident Pool passes are available at the Management Office ONLY.*
4. Lap Lanes are for lap swimmers only during the lap swim hours. All other swimmers are welcome outside of Lap Lanes.
5. Babysitters/nannies/Aides accompanying children in place of a parent will require a pool pass. Such pool passes will be marked as ~~authorized guest~~, and be ~~valid for one pool season only~~. As an authorized guest babysitters/nannies/aides ~~must enter the pool with a High Point Resident~~.
6. Everyone must wear appropriate covering over bathing suits and footwear when going ~~from their building to~~ the pool. Bathers must wear swim attire when entering the pool, ~~street clothes are NOT permitted~~. Long hair must be tied up or braided before entering the pool. ~~Clothing that is considered inappropriate will not be allowed.~~
7. Any person with a fever, open sores, a rash, cold or cough, inflamed eyes or wearing bandages will not be allowed in the pool. Spitting or blowing of the nose in the pool is prohibited.
8. Glass is not permitted on any pool ~~deck~~ area. Beverages consumed at the pool must be in unbreakable containers. ~~Food (including snacks) will be permitted on the upper two levels and wading pool only.~~ All refuse must be deposited in covered refuse containers.
9. Residents are responsible for any property damage caused by them, members of their family or their guests.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH MANDATORY STATE STATUTE

BOARD & COUNSEL REVIEW

Sec. N/A (p. 2): Fining provision permits the Board or managing agent to impose summary or automatic monetary fines without prior written notice and a reasonable opportunity to be heard.

Statutory / Legal Reference: N.Y. Real Prop. Law § 339-j

Statutory Comparison: Under N.Y. Real Prop. Law § 339-j, each unit owner, shareholder, or member must comply strictly with the bylaws, rules, and covenants, and any monetary fine or penalty must be expressly authorized in the bylaws (or proprietary lease), non-confiscatory, and imposed only after written notice of the alleged violation and a fair opportunity to be heard.

CURRENT WORDING IN DOCUMENT:

Greenburgh mandates. Failure to adhere to any mandate can result in the suspension of your pool privileges. 1 Pool Rules & Regulations are subject to change without notice. 4/2025- draft Pool Regulations Unit owners must be current with their financial responsibilities, in order for them or their unit renters to use any of the High Point facilities including the pool.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Pursuant to N.Y. Real Prop. Law § 339-j, no monetary fine or disciplinary penalty shall be imposed against any Unit Owner, Shareholder, or Member unless expressly authorized by the By-Laws and until the Board has provided prior written notice of the specific violation, a reasonable cure period where applicable, and an opportunity to be heard before the Board or a designated covenant compliance committee.

ISSUE #1