

Fox Hill Community Association 2023 Swimming Pool Rules

Pool Hours: 11am – 7pm

Swim at your own Risk

An attendant will be on duty Monday thru Friday. A lifeguard will be on duty weekends and holidays.

Please adhere to pool closing signs at the entrance gate.

Attendants and Lifeguards:

- Have full authority to enforce safety and procedural rules.
 - Have permission to temporarily close the pool due to inclement weather conditions or emergency situations.
- Fob owner of record must sign in and out, noting number of guests.
 - Each unit may have up to 6 guests, and the fob owner must remain with guests at all times.
 - Children must be accompanied by an adult at all times. All children unable to swim must be in direct contact with a parent or guardian.
 - Toddlers/young children must wear a safety flotation device in & around the pool area.
 - Other flotation devices may be used at the discretion of the attendant or lifeguard if the pool is NOT too crowded.
 - NO water squirt guns are allowed. NO running, horseplay or roughhousing is permitted.
 - Diving is allowed only in the dive pool, only when a lifeguard is on duty.
 - No swim aides allowed in the dive pool.
 - Only appropriate swimwear is permitted in the pools. – No cut offs or jeans, etc.
 - Diapered children must wear waterproof diaper covers (Swimmers)
 - Bathing suits and towels may NOT be draped over railings.
 - Pool chairs and tables may NOT be reserved.
 - Owners’ chairs must be marked with name and unit number and placed in the storage area when not in use, at their own risk, and removed by the end of the season.
 - NO smoking in or around the pool area. Smoking is permitted only in the designated area in the parking lot.
 - NO glass, food, or drinks of any kind (except unbreakable water bottles) are permitted in the pool area.
 - The clubhouse patio is available for eating. Receptacles are available for garbage disposal.
 - Other than licensed service dogs, NO pets are permitted around the pool area.
 - Persons with contagious rash or illness, skin infections, open cuts or wounds may NOT enter the pool.
 - Radios and other audio devices may only be used with a headset or earplugs.
 - The handicap gate is only to be opened by the attendant or lifeguard for persons with a wheelchair, walker, or stroller, then immediately re-locked. Any questions or for further information please contact:

Associa, New York
845-473-3711

MARKUP #1 ->

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

BOARD & COUNSEL REVIEW

Sec. 16 (p. 2): 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:

The clubhouse patio is available for eating. Receptacles are available for garbage disposal. 17. Other than licensed service dogs, NO pets are permitted around the pool area.

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).

ISSUE #1