

FOREST RIDGE ASSOCIATION SWIMMING POOL INFORMATION

MARKUP #1 ->

Health and Safety

- * If you do not feel well or are sick, entry into the pool area is prohibited. Additionally, admission may be refused based on health concerns observed by the staff (illness, abrasions, bandages, etc.).
- * There is a water fountain with bottle fill station available. Bottled water can also be purchased at the concession window. Additionally, members may bring personal drinks in non-glass containers.

Pool Ground Rules

- * FRA is not responsible for loss, theft or damage to property.
- * No loitering. Anyone causing a disturbance will be asked to leave.
- * Destruction of pool property will not be tolerated.
- * No glass containers.
- * No food in the pool.
- * No alcoholic beverages.
- * ~~No drugs or drug use permitted.~~
- * No pets.
- * No profanity.
- * No smoking or vaping within the FRA pool complex!
- * Please place trash in proper receptacles.
- * Bikes must be parked in the bike rack area ONLY. Please lock up your bikes.
- * ~~No running, pushing, wrestling or rough-housing.~~
- * No violence or threats of violence - will result in immediate suspension.
- * Staff may stop any unsafe action taking place.

Pool rules are for the protection and benefit of all members and guests and have been adopted to secure safe operation of the pool. The Board of Trustees has empowered the Pool Committee, Pool Management Company or staff member in charge with the authority to suspend or expel anyone who does not comply with rules or instruction of onsite staff.

ALL RULES WILL BE
STRICTLY ENFORCED

Admittance

- * Everyone must have a pass or be an authorized guest.
- * All swimmers under the age of 10 must be accompanied by a guardian or the guardian's designee who is 13 or older. To appoint a designee, the guardian must accompany the swimmer on the first trip to the pool to provide written permission and an emergency contact number.
- * Children ages 10 - 12 may come to the pool unaccompanied with written guardian permission. The guardian must accompany the swimmer on the first trip to the pool to provide written permission and an emergency contact number.
- * Extended Hours and Breaks - We have reduced lifeguards on duty during breaks and Extended Hours. Persons must be/be accompanied by a Responsible Swimmer to remain in the water.
- * **Responsible Swimmer** – someone who is 15+, confident and competent in deep water, and mature enough to be responsible for their own or another's water life safety. Lifeguards have final authority to determine if a person is a Responsible Swimmer.

Guest Passes

- * 4 Single Day guest passes are free per lot/season.
- * Single Day guest passes: Adult - \$3, 6 & under - \$1.
- * Weekly (\$ 12). Monthly (\$ 35). Seasonal guest passes (see manager) are also available to house guests or baby sitters ONLY, and are limited to 4 per lot.
- * 1 non-swimming adult guest in street clothes is free.
- * Pool manager may limit the number of guests admitted per member at any one time.

Swim Lessons

- * One session: June 8-18.
- * Please visit <https://fra.coursestorm.com/> for more information and to register.

Swim Team

- * The Forest Ridge Fighting Fish is open to Forest Ridge residents and surrounding neighborhoods!
- * Please visit <https://frff.swimtopia.com/> for more information.

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

BOARD & COUNSEL REVIEW

Sec. FOREST RIDGE ASSOCIATION SWIMMING POOL INFORMATION (p. 4): 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. No profanity. No smoking or vaping within the FRA pool complex! Please place trash in proper receptacles. Bikes must be parked in the bike rack area ONLY. Please lock up your bikes.

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).

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