

MARKUP #1 ->

- 2) Children under the age of 10 years must be accompanied by an adult who is responsible for the safety and behavior of the child in order to enter the Swimming Pool area and to swim.
- 3) Children under the age of 14 must be accompanied by an adult in order to swim when there is no Lifeguard on duty. Being accompanied by another minor between the ages of 14 and 18 does not satisfy this requirement.
- 4) Guests are permitted any time during open hours when accompanied by a Member. Members are responsible for the conduct of their Guests.
- 5) All non-Swimmer children must be accompanied by a parent or guardian in the water. The wearing of a life preserver does not negate this requirement.
- 6) The Club is not required by the County Health Department to have Lifeguards, as it is a Class C Pool. Lifeguards may be provided and scheduled at the discretion of the House Committee Chairperson. All Swimming is at the risk of the participants.
- 7) Lifeguards are on duty for your protection. They are familiar with all Pool Rules and are instructed and fully authorized to enforce them.
- 8) Lifeguards must be provided for all Private Parties at the Pool. Please contact the Business Manager to make arrangements.
- 9) The County Health Department requires that each Swimmer shower before entering the Pool. Shower facilities are provided in the Pool Restroom.
- 10) No running or roughhouse play is permitted in the Pool area.
- 11) No Diving is permitted in shallow water areas or in the immediate vicinity of the Lifeguard Stand.
- 12) Food may be ordered and eaten on the Club Patio. No Food is permitted inside the fenced area of the Pool. Drinks may be taken to the Pool in paper or plastic containers only. No Glass is allowed.
- 13) Proper swimwear is required. Cutoffs are not allowed.
- 14) Persons in swimwear are not permitted in the Club House, on the Golf Course or on the Putting Green.
- 15) The Club is not responsible for valuables.
- 16) Swimming and Life Savings classes must be authorized by the Board of Directors
- 17) The entire area within the fenced area around the Pool, together with those areas outside of the fence that are within ten (10) feet of either of the two entrance gates, are designated as “No Smoking” areas.

SECTION XII-TENNIS AND BASKETBALL (Club)

- 1) The Tennis Courts are to be used for Tennis or Pickleball Only.
- 2) ~~No bicycles, skates, skateboards, roller blades, etc., are permitted.~~
- 3) No pets are permitted inside the fenced area.
- 4) Courts are available from 8:00am – 11:00pm on a first come first serve basis.

Consolidated Rules & Regulations, as of 06-18-2026 – p.24

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

BOARD & COUNSEL REVIEW

Sec. XII (p. 24): 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:

3) No pets are permitted inside the fenced area. 4) Courts are available from 8:00am - 11:00pm on a first come first serve basis. Consolidated Rules & Regulations, as of 06-18-2026 - p.24 5) During open play while others are waiting, court time is limited to forty-five minutes for Pickleball and ninety minutes for Tennis.

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