



MARKUP #1 ->

Pool, Recreation Pad, and Tennis Court (collectively the “Recreation Area”)
Rules and Policies
[as of July 2024]

Rules for Recreational Area

- ISSUE #1
1. HOURS: 5:30 a.m. – 10:00 p.m.

2. Gate must be kept locked at all times.

3. ~~No glass containers allowed.~~

4. No pets anywhere in Recreation Area unless mandated by law.

5. Replacement fee for lost Recreation Area key is \$100.00.

6. Please be considerate of others and clean up prior to leaving.

7. Guests must be accompanied by a WFIV resident.

8. Maximum number of non-resident guests is eight (8). Any more than eight (8) must be pre-approved by the Woodlake Forest IV HOA Board by completing an application 30 days in advance. Application can be downloaded below.

9. ~~No private parties allowed.~~

10. No alcoholic beverages allowed, except for official WFIV Association functions.

11. Proper attire always required. No topless exposure, thong bikinis or nudity allowed.

12. Any music must be played at a reasonable volume and of no disruption to any residents in the area or nearby residences.

13. Respect the rights of everyone in this shared area.

Additional Rules Specific to Pool

1. No lifeguard on duty. Swin at your own risk
2. No diving allowed at any time.
3. Children fifteen (15) years of age and under must be accompanied by an adult.
4. Showering is required prior to entering the pool.
5. Any rules posted on the pool house are always in effect.

Additional Rules Specific to Tennis Court

1. No reservations required; first come first served.
2. Limit playing time to one (1) hour if other residents are waiting.
3. Only tennis shoes must be worn at all times.
4. No tricycles, bicycles, skateboards, roller blades, etc. are allowed on the tennis court, i.e. only tennis.
5. After using the roller and/or broom, please hang on the fence.
6. Turn off the lights prior to leaving.
7. Any rules posted on the pool house are always in effect.

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

BOARD & COUNSEL REVIEW

Sec. N/A (p. 1): 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 emotioanal support animal.

CURRENT WORDING IN DOCUMENT:

No pets anywhere in Recreation Area unless mandated by law. Replacement fee for lost Recreation Area key is \$100.00. Please be considerate of others and clean up prior to leaving. Guests must be accompanied by a WFIV resident. Maximum number of non-resident guests is eight (8). Any more than eight (8) must be preapproved by the Woodlake Forest IV HOA Board by completing an application 30 days in advance. Application can be downloaded below.

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).