

The Brownstones at Park Potomac Homeowners Association Policies for Use of the Pool and Clubhouse

This publication sets forth the policies and rules for use of the Pool and Pool Deck Area

RULES FOR POOL:

Owners and their guests use the pool facilities at their own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property.

1. All users must sign in.
2. Each household is provided two (2) security access cards for entry into the clubhouse.
3. No person is permitted in the Swimming Pool Area/Pool Facility unless it is officially open and the lifeguards are on duty.
4. Parents are responsible for their children at all times. Lifeguards will not be responsible to watch-over children in their parents' absence.
5. Children under 13 must be accompanied by a parent or approved supervisor.
6. Children not toilet trained must wear a swim diaper or diaper covered by tight fitting waterproof pants in either pool.
7. Alcohol and glass drink containers are prohibited. Food may not be consumed on the pool deck.
8. Pets are prohibited.
9. Smoking is prohibited in the clubhouse and pool area.
10. Music playing devices may be played only with earphones, at a volume that does not disturb others.
11. Members are responsible for their guests and accompany their guests at all times. Running and roughhousing around the pool is strictly forbidden.
12. All flotation devices used must be Red Cross certified and are to be used at the sole discretion of the pool management company.
13. No diving is permitted.
14. Chairs may not be reserved for persons who leave the pool area or who are expected to arrive later.
15. Proper respect and cooperation is due to the lifeguards, who are to provide for the safe and orderly operation of the pool.
16. Pool hours will be posted at the pool. The pool may be closed at any time due to weather (rain, thunder, lightning, etc.), breakdown of equipment, operational defects or other unavoidable causes.
17. Residents with open lesions or sores are not permitted to use the pool.
18. Patrons must shower before entering the pool area.
19. The lifeguards may demand any patron leave the pool area if the rules are not being followed and/or pool/clubhouse privileges may be revoked.

DISCLAIMER OF LIABILITY:

All persons making use of the Pool and Clubhouse and Guest Pass privileges and using any of the Community Area recreational facilities agree to abide by the rules and regulations for use of the facilities. Use of facilities is at the user's sole risk and responsibility.

The Association, the Declarant and the management company do not assume responsibility for any occurrence, accident or injury in connection with such use. No Owner shall make any claim against the Declarant and the Board of Directors, the Association, their servants, agents or employees, for or on account of any loss or damage to life, limb or property sustained as a result or in connection with any such use of any of the recreational or common facilities. Each Owner shall hold the Declarant, the Board of Directors, the Brownstones at Park Potomac Homeowners Association and Managing Agent harmless from any and all liabilities and any action of any nature by any tenants, guests, invitees or licensee of such Owner growing out of the use of the recreational or common facilities, except where such loss, injury or damage can clearly be proved to have resulted from and proximately caused by the direct negligence of the Board, the Association or their agents, servants or employees in the operation, care or maintenance of such facilities.

Any damage to the building, recreational facilities, or other Community Areas or equipment caused by an Owner or such Owner's guests shall be repaired at the expense of the Owner.