

2019 Willowbrooke Pool & Clubhouse Regulations
Effective Jan. 1, 2019

The following clubhouse regulations are for the enjoyment and safety of all owners and their guests. City ordinance does not require a lifeguard for the swimming pool. All residents and guests are strictly responsible for their own safety and using the pool at their own risk. We appreciate your cooperation in adhering to these regulations.

HOURS

Pool hours are from 7 a.m. to 10 pm seven days a week.

Fitness center hours are from 5 am to 10 pm seven days a week.

Activity room reservation cutoff time: Sunday - Thursday, 10:30 pm, Friday and Saturday, 11 pm. Peak hours are defined as NOON to 7 pm on Saturday, Sunday, and Legal Holidays.

POOL & POOL DECK AREA

The swimming pool is for the exclusive use of owners and their guests. Guests are welcome, however, the owner must accompany them at all times in the pool area. Any suspected outsiders should be questioned or reported to the Board Representative (Board Rep) immediately.

- 1 During peak hours, guests are limited to two per unit. If there are a lot of resident swimmers enjoying the pool/pool area during non-peak hours, please be respectful and come back a little later if you have more than the guest limit.
- 2 All children under the age of fifteen (15) MUST be accompanied by an adult of at least 21 years of age.
- 3 Only appropriate swimwear is permitted in the pool.
- 4 Diving from pool edges is prohibited.
- 5 Running in the pool area is prohibited.
- 6 Playing on or climbing on the gates or wrought iron surrounding the pool is prohibited.
- 7 Swim toys are appropriate as long as other swimmers are not being disturbed.

- 8 Floats are allowed if the pool is not crowded and if floats do not disturb other swimmers. Floats and other pool toys may NOT be stored in the pool area.
- 9 Noodles MUST be placed in the clearly identified container provided.
- 10 No pets are allowed in the pool area at any time.
- 11 No food or alcohol is permitted in the pool area EXCEPT during a Willowbrooke HOA sponsored social event.
- 12 No glass of any kind is permitted in the pool area. Glass poses a safety concern on the pool deck and in the pool.
- 13 Paper, plastic or metal cups/containers for beverages are permitted and must be disposed of properly upon leaving the pool area.
- 14 Trash MUST be placed inside a plastic trash bag and placed in the outdoor TRASH BIN. Close the BLACK lid.
- 15 Fire pits, charcoal and gas grills, and other similar items are NOT allowed on the pool deck or surrounding clubhouse areas.
- 16 here is NO SMOKING in the clubhouse, fitness center or pool area or within 25 feet of all entrances.
- 17 Loud music is prohibited in the pool area.
- 18 Be sure all gates are securely closed at all times. We do not want small children entering the pool area unattended by an adult.
- 19 Issues, concerns and violations shall be brought to the attention of the Board Rep. Violations are subject to disciplinary action, including fines, as levied by the Willowbrooke Board of Directors.
- 20 A \$10 fee will be charged for a replacement clubhouse key. Contact the Board Rep for information.

POOL EMERGENCIES

A wall phone is available near the pool restrooms for emergency use - DIAL 911. A long pole with safety hook is located on the NORTH wrought iron fence. If there is a distressed swimmer, kneel down and extend the pole to the person or place the hook around the swimmer's waist. A life buoy is located on the pool deck near the restroom entrance.

CLUBHOUSE

Thermostat in Fitness Center & Activity Rooms

Be sure the thermostat for A/C or heat is set to the established temperature noted on the fitness center door when leaving the clubhouse to conserve energy and reduce expenses. Thermostat settings are:

- Clubhouse Activity Room: Winter Heat - 60 degrees and Summer A/C - 78 degrees.
- Fitness Center: Winter Heat - 65 degrees and Summer A/C - 70 degrees.

Activity Room Reservations

The clubhouse can be reserved for private gatherings hosted by homeowners on a first come, first served basis. Homeowner HOA dues must be current. Reservations can be made through Young Management Group, Inc. by phone or email as follows:

- 1) Call Tina (x 302) at 913-890-2300.
- 2) Email request to: tina@ymginc.com.

NOTE: A clubhouse rental does NOT include the fitness center or pool area. The fitness center and pool will remain open to residents during any clubhouse rentals.

Deposit & Usage Fee

A \$150 security deposit and \$50 non-refundable usage fee (increased 01-01-2019) are required to secure your reservation.

Security Deposit - The security deposit (check or cash) will be returned promptly following visual inspection after each private event. However, the cost of incidental damage repair and/or clean up of the clubhouse, if necessary, will be deducted from the deposit.

Usage Fee - The usage fee will be used to offset utility costs, supplies, clubhouse maintenance, etc. There will be NO deposit or usage fee on HOA supported activities such as the book club, game night, coffee club, etc.

Fitness Center Equipment

Fitness center equipment is to be used for its designated purpose only, and is used at your own risk.

Willowbrooke residents or guests under age sixteen (16) must be accompanied by a parent, guardian, or other adult when using the fitness equipment.

Be considerate of your neighbors, and wipe off the fitness equipment with a provided wipe when you are done.

Turn exercise equipment, lights and TV OFF when leaving the fitness center to conserve energy and reduce utility expenses.

Be sure the thermostat for A/C or heat is set to the established temperature noted on the fitness center door when leaving the clubhouse.

Clubhouse Library

The Clubhouse Library is available for use by all homeowners. Select a book, enjoy it and return it to the clubhouse.

- A stool is stored in the lower cabinet to help you reach top shelves.
- A basket is on the hearth for returns and new donations.
- Hardbacks and paperbacks are now combined.
- Fictions are arranged by author's last name, beginning on the top left shelf, left to right and continuing onto the right shelf.
- Non-fiction, Large Print and Short Stories are indicated by signs on the bottom right shelf.

FUTURE CHANGES/VIOLATIONS

As the community continues to develop, adjustments to these rules may occur at the direction of the Board of Directors with input from the homeowners.

Violations of these rules, or homeowners who are delinquent with their homeowner dues, may result in the suspension of the homeowner's clubhouse privileges.