

**PINE MOUNTAIN LAKE ASSOCIATION  
RESOLUTION ADOPTING SWIM CENTER POOL OPERATIONAL RULES**

**SUBJECT:** Adoption of Pine Mountain Lake Association Swim Center Pool Operational Rules

**PURPOSE:** To establish a policy governing the management, operation and use of the Pine Mountain Lake Association Swim Center Pool

**AUTHORITY:** The Declaration, Bylaws, and Articles of Incorporation of the Association, and California Law.

**EFFECTIVE DATE:** September 27, 2025

WHEREAS, the Association owns a swimming pool facility in the common area for the use and enjoyment of PMLA members, tenants, lessees, and guests;

WHEREAS, California civil code and the PMLA governing documents authorizes the Board of Directors to adopt reasonable rules and policies for the management and operation of common area amenities;

WHEREAS, the Board of Directors recognizes the importance of adopting rules for health, safety and operational purposes at common area amenities;

WHEREAS, the Association can generally be more restrictive than the State or County in adopting certain policies and rules unless otherwise specifically prohibited by law;

WHEREAS, the Board of Directors has determined that Swim Center Pool operational rules are necessary for the health and safety of members, tenants, lessees, staff and guests as well as to protect the assets of the Association and its ability to operate the facilities and common area and enforce the governing documents for the benefit of the membership;

NOW, THEREFORE BE IT RESOLVED, The Board of Directors adopts the following Association Swim Center Pool Operational Rules as referenced in Exhibit "A":

**EXHIBIT A**

**PMLA Swim Center Pool Rules**

No lifeguard on duty, all individuals using the Swim Center Pool Facility do so at their own risk.

In the event of an emergency call 911.

The Pine Mountain Lake Association (PMLA) Swim Center is a member recreation center with many different activities: ping pong, board games, cards, books, magazines, and swimming pool. There is no charge to use the PMLA Swim Center Pool.

The pool is open to PMLA property owners and their guests seasonally. For the safety of everyone, please note that persons under 14 years of age must be accompanied and monitored by a person at least 18 years of age.

The following rules are established for the health, welfare, and safety of all members. It has been established to assure safe and sanitary operation and use of the PMLA Swim Center.

All personal injuries, regardless of how minor, should be reported immediately to an PMLA Swim Center attendant.

A First Aid kit is located on site. An ADA chair lift is next to the pool. An emergency phone is located in the office. Please ask the PMLA staff for assistance with supplies or equipment when needed.

PMLA Swim Center staff are in charge at all times and have full authority and responsibility to enforce these rules, including limiting activities of anyone disturbing the enjoyment or safety of others.

Anyone violating a rule will be asked to voluntarily comply. If an individual violating a rule does not voluntarily comply with the instructions of PMLA staff, they will be asked to leave the Swim Center. All infractions will be reported to the General Manager for governing document enforcement.

Swim Center Facility capacity: 63 individuals.

### **Swim Center Pool Operational Schedule**

The Swim Center is open from the Friday of Memorial Weekend until October 31<sup>st</sup>. The daily operational hours for a majority of the season are from 8 am to 8 pm. The closing hour may vary depending on variance to sunset time or weather as determined by PMLA management.

Exceptional events or circumstances that are beyond the control of management can occur that may put the Association in the position where it may have to open the pool season later than normal or close the Swim Center early for the season. For example, but not limited to: mechanical, safety, weather, and/or maintenance issues.

### **Swim Center Pool Standard Hours of operation**

The Swim Center may only be used during operational hours, as follows:

- 8 am to 10 am: water aerobics
- 10 am to 12 pm: property owners and accompanied guests only
- 12 pm to close: general session

Once the Swim Center reaches capacity (currently 63 individuals), it will be closed to additional people entering and using the pool area.

All individuals using the Swim Center are required to exit the facility at or before the established closing time.

It may be necessary to close the pool for up to a twenty-four-hour period, at the discretion of the Certified Pool Operator for maintenance purposes.

In the event of lightning, swimmers are required to exit the pool immediately and take shelter from the storm. Take appropriate action for your safety. Staff will announce when swimming and sunbathing may resume.

### **Swim Center Access Procedure**

A Pool Attendant will meet you at the Swim Center entrance gate to register your name and property or guest/tenant information. Please have the following with you:

- Property owner must have their PMLA gate access/ID card
- Guests must be accompanied by a property owner between 10 am and noon
- Renters/tenants/guests must have a valid guest pass (e.g., green, yellow, or orange pass issued from the PMLA main gate)

No admittance without property owner card or valid guest pass. Additional information may be required.

The Swim Center back gate may be used to exit, but not to enter.

Please note: a property owner card is non-transferable. It must be used by the person identified in the picture on the card.

### **Use of the Swim Center Facility**

PMLA property owners, guests, and tenants may use the Swim Center. It is not open to the general public. Pool gates are to remain closed for controlled access and may not be propped open.

The Swim Center is a place of non-discrimination. The Federal Fair Housing Act includes, but is not limited to, protecting a person's age, race, color, national origin, sex, familial status, religion, sexual orientation, gender identity, or disability. Harassment or exclusion of any person or a family based on these or any other factors will not be tolerated.

The pool and deck are shared areas. As a common area it is available for common use by all property owners and guests. It is owned, maintained, repaired, and managed by PMLA, but reserved exclusively for the use and enjoyment of PMLA members, and their invited guests, tenants, or lessees. The Swim Center may not be dominated by an individual, group, or club. Exclusive use of the Swim Center for private member parties during normal operational hours is not permitted.

The use of pool side furniture is on a first-come, first-serve basis. All pool furniture must be kept at least 4 feet away from the pool water. No person may reserve or save furniture for themselves or others, when not present in the Swim Center for an extended period of time.

All individuals are required to shower before getting into the pool. Be sure to change clothes in the restroom or other private area.

Showers are intended for rinsing off before entering the pool and rinsing off after exiting the pool. They are not intended for general bathing. Using pool showers for general bathing is not allowed.



Special event or specific use of the pool by individual members or member groups must be approved by the Association General Manager or their designated representative.

A reservation may be made, with pool staff, to reserve the covered deck area for a small party (e.g., 8-12 people maximum). Be sure to clean the reserved area before and after use. The area must be maintained in an orderly manner and cleaned before exit.

The Swim Center may use string buoys to allocate a portion of the pool for PMLA swim lessons Monday thru Friday as needed. Swim lessons are taught by a Certified Water Safety Instructor.

The string buoys cannot be used for any other reason or to segregate individuals or private groups. The pool is common area and must be available to all.

The Swim Center employees are responsible for playing the music designated by PMLA.

Each guest is responsible for their own property. PMLA is not responsible for damage, theft, or loss to personal property.

The facility cannot be used for personal profit or commercial purposes. The pool itself cannot be rented or advertised to be rented by anyone other than the General Manager as authorized by the Board of Directors for the benefit of PMLA.

All members are required to inform their renters and guests, long-term and short-term, of the rules and regulations. The property owner is responsible for the behavior and actions of their renters/guests.

PMLA reserves the right to the use of its logo. It may not be used by anyone else other than PMLA. PMLA may create flyers to advertise the Swim Center upcoming activities. No other group or organization may advertise on behalf of PMLA. Unauthorized PMLA signs or flyers are not allowed to be posted at the Swim Center. Outside advertisements are prohibited.

If damage occurs to any area of the facility, please report it to PMLA staff immediately.

If human waste is found in the pool, notify PMLA staff immediately.

## **Water Aerobics**

Water aerobics is offered in the morning, seven days a week. There are two classes: (1) from 8 am until 9 am, and (2) from 9 am until 10 am. The classes are open to all ages. Participation is required by all persons in the pool during water aerobics. Water aerobics may be enjoyed by authorized individuals and families.

PMLA may provide water weights and dumbbells (foam) to be used by participants during the water aerobics class. Individuals participating in water aerobics may bring additional water cuff weights to use.

Each class is led by an audio system. The pool staff determines which audio track to play for each class.

## **Service and Assistance Animals**

Pets are not allowed in the Swim Center.

Service and assistance animals may be present when leashed, or in a carrier, or otherwise controlled as required by law, and otherwise under the supervision and restraint of the owner, as required by law. Service animals are not permitted to be on the pool furniture, unless required by law. Do not leave the service animal alone or unattended.

The service animal should rarely, if ever, bark. It may not defecate on the pool deck or furniture, or cause any damage to property. Animals causing a nuisance or damaging property will be required to leave the Swim Center immediately and owners may be held responsible for damage caused. Animals are not allowed in the water, unless required by law.

Please do not feed your service animal at the Swim Center.

If a mess is accidentally made, it is the responsibility of the property owner/guest to clean it up.

Please note, if at any time you lose control of your service animal, or your animal causes a significant disturbance, a member of the PMLA staff may ask you to leave the Swim Center.

## **Additional Standard PMLA Swim Center Rules**

Once you've entered the Swim Center, be sure to follow the pool rules. The Pool Manager and Pool Attendants have full authority to enforce these rules. Violations shall result in ejection from the facility and potential suspension of use of the amenity or a monetary penalty in accordance with the PMLA Governing Document Enforcement Procedures.

- People under the age of 14 who cannot swim must remain within arm's length of a person who can assist at all times
- No person or thing may be thrown in the pool or pool area.
- No masks, fins, snorkels, water wings, ring buoys, rafts, balls, squirt guns, water toys or other "water-aides" are allowed. Pool noodles are allowed.
- No life jackets/vests unless they are Coast Guard approved Type 1 or Type 2.
- No yelling or shouting.
- No chicken fighting or any type of on the shoulders type of activity.
- Running, hitting or conduct harmful to self or others is prohibited in the pool water or on the deck.
- No speed-walking into the pool. Enter from the pool edge.
- No diving, twists, or flips.
- No jumping into the pool from the stairs.
- No rough housing (e.g., no dunking, pushing, or wrestling).
- Ping-pong balls may only be used on the ping-pong table.
- Do not use a ping-pong paddle for anything other than its intended use.
- No water balloons, or balloons in the water.
- No sliding, climbing, swinging etc. on pool railings.
- No spitting or spouting of water or blowing noses in the pool or onto the deck.

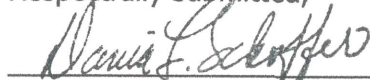


- No glass containers (e.g., bottles, stemware, or cookware) or similar material with a tendency to shatter on impact is allowed in the pool or pool area.
- No one may use the pool if they are intoxicated or inebriated (drunk or high).
- No drug-related activity is allowed at the Swim Center.
- No annoying or noxious behavior, physical or verbal.
- No swimming during inclement weather.
- No urinating or defecating in the pool.
- No electrical devices are allowed on the pool deck or in the pool.
- No drones or remote-control devices are allowed at the Swim Center
- No furniture in the pool.
- No littering.
- No food or drink near or in the water. Keep food and drinks at your table.
- Persons under 14 years old must be accompanied and monitored by an adult.
- No smoking of cigarettes or cannabis. No vaping. This is a non-smoking facility. A smoker must go to the designated area (right corner of the Swim Center parking lot) if they wish to smoke or vape.
- No pets are allowed at the Swim Center.
- Service animals are allowed under the supervision and restraint of the owner.
- Service animals are not allowed in the pool water, except as provided above.
- Clean your area before leaving the facility. Place trash in provided receptacles.
- Change clothes in the restroom.
- Pool rules are for the safety and enjoyment to all in the Association. Members, tenants, guests and lessees who violate the rules will be asked to leave the Pool. Repeat violations will result in pool privileges being revoked.
- No lifeguard will be on duty. All persons using the pool do so at their own risk and agree to abide by the rules for the use of these areas. The Association assumes no responsibility for an accident or injury in connection with such use or for any loss or damage to personal property.
- Non-swimmers must always be accompanied by an adult swimmer of capable abilities.
- Persons having an infectious or communicable disease or possible infectious condition, such as a cold, skin eruption or open blister are not permitted in the pool.
- Swimmers must wear clean and proper bathing attire. No street clothes/shoes, cutoffs or jeans in the pool.
- Any person who is incontinent or not fully potty-trained must wear appropriate waterproof swim diapers, when entering or being carried into the pool.
- No wheeled vehicles (skateboards, bicycles, scooters, etc.) are permitted in the pool or pool area at any time, with the exception of vehicles for the physically challenged and infant strollers. Bike racks are available in the Swim Center and Grill Restaurant vehicle parking areas.
- No climbing or sitting on common area fencing, pathway retaining walls or gates.
- No chewing gum or profane language.
- Turn in all lost items to the pool staff.
- These rules shall be construed in conjunction with, and not in contravention of, the various provisions of the Pine Mountain Lake Association governing documents.
- No one may use the pool whose pool privileges have been suspended or revoked by PMLA.

With the adoption of this resolution, the Board of Directors hereby rescinds or nullifies any portion or provision in any previous resolution, policy or rule that conflicts with this resolution until such time that the resolution, policy or rule can be updated to reflect the adoption of this resolution.

The Association Board of Directors reserves the right to update, amend or rescind this resolution as appropriate in the future.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Dania F. Schaffer", written over a horizontal line.

Dania Schaffer, Board Secretary

DS/JP ADOPTED 9/27/25