

Morgan's Crossing Home Owners Association

3790 Lake Seminole Drive
Buford, GA 30519

MORGAN'S CROSSING POOL RULES 2023

The rules apply to ALL Homeowners/authorized tenants, their Children and their Guests using the pool regardless of age. Strict adherence to the rules is mandatory.

There are NO Lifeguards – Swim at your own risk

Property must be in good standing to use the pool and tennis amenities. Should your swipe card not open the gate, please contact the property management company to verify your account status prior to contacting the HOA Board.

- ALL GUESTS MUST BE accompanied by Morgan's Crossing homeowner.
- LIMIT OF 4 GUESTS are allowed per household at any time. (**The term "Guest" applies to anyone who is NOT listed on the deeded property – See Below)
- **As a reminder, Homeowners take precedent over guests; in the event that the pools are busy, guests may have to supply their own seating as are facilities are limited.**
- NO PARTIES of any kind allowed within the pool/tennis facilities
- NO GLASS – NO DIVING
- DO NOT OPEN the gate w/your swipe card for anyone & do not give out your swipe card for anyone else to use. Swipe cards are needed to get in & out of the gate.
- PUT DOWN UMBRELLAS – CLEAN UP
- IF YOU HEAR THUNDER AND/OR SEE LIGHTNING YOU MUST EXIT THE POOL AREA IMMEDIATELY

Legal Stuff: "There are several homeowners in the community who owe past due assessments to the Association. As a result of their delinquency, the Association has suspended their right to use the recreational facilities within the community. These individuals will, therefore, be unable to use the pool or tennis courts as their access cards have been deactivated. If you are at the pool or tennis courts and someone asks you to give them access, please do not do so as it is quite possible that these persons may be members of a delinquent household or may not reside in the community. If you allow them to enter the facilities and surrounding area, they will be trespassing on the Association's property, which action may be subject to further enforcement action by the Association. If a homeowner has lost his/her access card, he/she should contact the Association's Board of Directors/Property Manager directly for a replacement card."

- Homeowner must be at least 18yrs of age to bring a guest to the pool. Exceptions may be made for older sibling caring for a younger brother or sister, Parent must contact Board for approval.
- **The term "Guest" applies to anyone who is NOT listed on the deeded property, other than your immediate children still living at home. If you have children under the age of 18, another adult friend or relative may take them to the pool.
- If you have other friends or relatives living inside/outside your home, they are still considered a "Guest" and they are not permitted to use the facility without a homeowner present. Guests are not permitted to bring guests. Reminder: Guests include, but not limited to Adult Children/Grandchildren.
- Homeowners are responsible for their guests and their actions; Homeowners must be present with their guests at all times. Please make your guests aware of the pool rules. The rules are posted at each pool, both outside and inside the pool areas.
- No unattended or solo swimming allowed.
- Children shall not use the pool without adult supervision. Children under the age of 18 are not allowed to bring guests to the pools.

There are NO Lifeguards – Children under the age of 14 MUST be accompanied by an adult.

- Non-potty trained children must wear a swim diaper and plastic/vinyl pants with elastic legs. Children will not be allowed in the pool without appropriate swim diaper. Diapers wet or soiled should be placed in a plastic bag tied tightly before placing in trashcans.

- No Glass articles allowed in or around the pool*, tennis courts, or playground areas. *If any type of glass is broken on the pool deck, the pool has to be drained, vacuumed, & inspected before being re-filled & re-balanced. Estimated cost for this procedure is \$5000.00 & will be billed to the homeowner found to have been responsible.
 - No Smoking or tobacco products allowed in pool area. Please be responsible in disposing of your tobacco products appropriately. Do not litter the common areas.
 - No food or drinks allowed near the edge of the pools or in the water.
 - No running or rough/horse play. This includes, but not limited to: pushing/throwing others into the pools, running and jumping into the pool, running around pool house
 - No spitting, spouting of water, or nose- blowing in the pool or on the pool deck.
 - No "cut-offs" are allowed in the pool. Appropriate swim attire is required.
 - No Diving or flips into the pools
 - During severe weather warning: You **MUST** exit the pool area during heavy rain, when thunder is heard or when lightning is seen. You may re-enter 15 minutes after the last thunder is heard, 30 minutes after the last sight of lightning, when the rain calms, or when the severe weather warning is lifted.
 - No towels or clothing are to be draped over the fence.
 - Do not use or move emergency equipment unless trained or in the event of an emergency.
 - Clean up after yourself. This includes the pool deck & restrooms
 - Pool Parking is available only during use of the facility for members and member's guests only.
 - Bicycles are to be parked in the bicycle rack away from the pool gate.
 - No" skateboards, roller blades, or bicycles are allowed in pool area and tennis courts.
 - No pets allowed in pool area or playground.
- No one with open wounds or infectious diseases allowed in pool area.

- ❖ Pools, Tennis courts & Playground facilities are "Family-Friendly". Appropriate attire is required. The excessive use profane language, excessive public displays of affection, alcohol or disorderly and/or disrespectful behavior is unacceptable and will NOT be tolerated.
- ❖ Please be courteous and respectful to all homeowners; When the pools are busy, please refrain from using oversized pool floats, throwing balls, squirt guns, etc.
- ❖ When using portable radios/ players, please use headsets.
- ❖ Pool Company will be servicing the pools two mornings each week, days may vary. Homeowners **MUST** stay out of the pool while the pool company is skimming and vacuuming the pool for safety reasons per the county.
- ❖ New Homeowners & Replacement Cards* – Swipe card form must be completed & returned to receive a swipe card.
- ❖ *\$25.00 replacement card fee applies for lost/misplaced cards– see swipe card system information & swipe card from

Consequences of Misconduct

The MCHOA has adopted a "No Tolerance" policy, and strict adherence to the rules is mandatory. The MCHOA reserves the right to impose a verbal and/or written warning for incidents, or the deactivation of the pool and tennis swipe card, depending on the severity or multiple infractions at their discretion.

- When the pools are closed, NO ONE is allowed in the pool area. Violating this constitutes the immediate revoking of pool privileges for the remainder of the season, **No second chances. See Pool Hours: for hrs & days of operation. Please check the hours and operations of each pool.**
- **"Climbing the fences" is considered trespassing regardless of hours and operations, and the HOA Board reserves the right to prosecute to the fullest extent of the law.** Any Homeowner/family member having been found climbing the fences will result in having their family's swipe card deactivated for period of time.
 - ALL incidents/infractions of rules will be documented and reported to the MCHOA Board; The Morgan's Crossing HOA reserves the right to evaluate and impose consequences of misconduct based on severity of infraction at any time.
 - Vandalism- Prosecuted to the full extent of the law in conjunction w/the HOA consequences of misconduct if vandalism is committed by a Homeowner and/or guest, or anyone residing at the homeowners address.
 - Any illegal activity will be reported to proper authorities immediately.
 - Community amenities are monitored with cameras and facility cards.

Pool Hours:

Swipe cards will only activate the gates during these times.
No one is permitted inside the pool areas outside the designated hours of operation.

*Homeowners and their Guests **MUST** exit the pool area at least 5 minutes prior to designated closing time – the pool gates automatically lock at the posted time and swipe cards will not activate the lock. – should you remain inside the pool after the gates lock, you will be subject to consequences of misconduct.

Ridge Pool Open Daily at 8:00am - 10:00pm

Bogan Pool Open Daily at 8:00am - 10:00pm

*Pool company will be servicing the pools two mornings each week, days may vary. Homeowners must stay out of the pool while the pool company is skimming and vacuuming the pool for safety reasons per county regulations and restrictions. Should a homeowner fail to comply, the homeowner's swipe card will be deactivated for a period of time deemed appropriate by the MCHOA Board.

* If you have questions or concerns regarding pool service/maintenance, please contact any Board Member or the Pool committee. Do not address with or confront pool company employees.
Board reserves the right to close pools at any time if they are deemed "unsafe" for swimming.