



RIVERTOWN PARK MASTER ASSOCIATION

POOL & SPA RULES POLICY

1. Purpose

The Rivertown Park Master Association maintains the pool, spa, clubhouse, and related recreational areas for the use and enjoyment of the Rivertown Park community.

The purpose of this Policy is to establish rules for the safe, orderly, and respectful use of these facilities and to protect residents, guests, and Association property.

NO LIFEGUARD IS ON DUTY. ALL PERSONS USE THE POOL AND SPA AT THEIR OWN RISK.

2. Hours of Operation

During the regular pool season, the normal pool and spa hours are:

- **8:30 AM – 12:00 PM:** Lap Swim
- **12:00 PM – 9:00 PM:** Open Swim
- **9:00 PM – 11:00 PM:** Lap Swim / Quiet Hours
- **11:00 PM – 8:30 AM:** CLOSED

No person may enter or remain within the pool, spa, clubhouse, or secured recreational area while the facility is closed without authorization from the Master Association.

The Board may temporarily modify facility hours when reasonably necessary for maintenance, safety, weather, emergencies, special circumstances, or operation of the facilities.

Seasonal spa operations and winter access are addressed in Section 3 below.

3. Winter Spa Use and Access

The spa may remain open during portions of the year when the outdoor pool is closed for the season, subject to weather, maintenance, safety conditions, and the discretion of the Master Association.

During the winter season, access to the spa shall be through the **lower pool door from the clubhouse**. The outdoor pool gates may be disabled or unavailable when the pool is closed for the season.

Residents and guests should use additional caution when accessing the spa during winter conditions. Snow, ice, freezing temperatures, or other weather-related conditions may be present on walkways, decks, stairs, and surrounding areas.

When the spa cover is in place:

- The spa cover must be completely removed before entering or using the spa.
- Users shall use reasonable care when removing the cover to avoid damaging the cover, spa, or surrounding property.
- **The person using the spa is responsible for replacing and properly securing the spa cover immediately after use.**

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- The cover shall not be left off after the spa is no longer in use.
- Users shall not sit, stand, walk, place objects on, or otherwise misuse the spa cover.

The spa cover is necessary to retain heat, protect the spa and equipment, and reduce unnecessary energy and operating costs during cold weather.

Failure to replace and properly secure the spa cover after use constitutes a violation of this Policy and may result in monetary fines, suspension of amenity access, reimbursement of costs or damages, and/or other enforcement action in accordance with the Rivertown Park Master Association Enforcement, Fine & Amenity Access Policy.

Repeated or continuing failure to properly replace the spa cover may result in increased enforcement action.

The Master Association may temporarily close the spa due to severe weather, unsafe conditions, maintenance, equipment concerns, excessive operating conditions or costs, repeated failure by users to replace the spa cover, or other circumstances affecting the safe or reasonable operation of the facility.

4. Access and Key Cards

Residents must use an authorized key card or other approved access credential to access the clubhouse, pool, spa, and related secured areas.

Residents shall not:

- Provide or loan their key card or access credential to another person;
- Allow unauthorized persons into a secured facility;
- Prop open or otherwise defeat a secured door, gate, or access-control device;
- Assist another person in circumventing Association access controls; or
- Enter or remain in the facilities outside authorized hours.

Access credentials and amenity privileges are subject to suspension or deactivation in accordance with Master Association policies.

5. Supervision and Spa Safety

Children under fifteen (15) years of age must be supervised by an adult at all times while using the pool, spa, clubhouse, or related recreational area.

Spa Safety Recommendation: Due to the elevated water temperature and associated health and safety considerations, the Association strongly recommends that persons under sixteen (16) years of age not use the spa. This is a safety recommendation and is not an age-based prohibition.

Parents, guardians, and supervising adults are responsible for the conduct, supervision, and safety of children under their supervision.

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6. Guests

Guests must be accompanied by an authorized Rivertown Park resident while using the pool, spa, clubhouse, or related recreational facilities.

Each residence may have a maximum of **four (4) guests** at the facility at one time unless prior authorization has been provided by the Master Association.

Residents are responsible for the conduct of their guests and for ensuring that their guests comply with all Master Association rules.

Residents may not use multiple households, access cards, or other means for the purpose of circumventing the guest limitation.

7. Pool and Spa Capacity

The maximum permitted capacities are:

- **Pool:** 30 persons
- **Spa:** 8 persons

Users shall comply with posted capacity restrictions and any temporary capacity limitations established by the Association.

8. General Conduct and Safety

All residents and guests are expected to conduct themselves in a safe, respectful, and appropriate manner while using Master Association recreational facilities.

The following are prohibited within the pool, spa, clubhouse, and related recreational areas:

- Glass containers or other glass items;
- Smoking or vaping;
- Profanity, threatening, abusive, offensive, or inappropriate behavior;
- Fighting, harassment, or dangerous conduct;
- Roughhousing or excessive splashing;
- Bluetooth speakers, radios, or other sound-projection devices;
- Excessive noise or conduct that unreasonably interferes with others' use and enjoyment of the facilities;
- Placing chairs, tables, or other furniture in the pool or spa;
- Damaging, misusing, or removing Association property;

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- Tampering with security cameras, access-control equipment, safety equipment, or other Association systems;
- Illegal activity; and
- Any conduct that creates an unreasonable safety or security risk.

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9. Facility Care

Residents and guests are expected to help maintain the facilities in a clean and orderly condition.

Users shall:

- Dispose of all trash properly;
- Clean up after themselves and their guests;
- Wipe down tables and chairs after use when necessary;
- Return furniture to its proper location;
- Close umbrellas when finished or before leaving; and
- Use reasonable care with all Association property and equipment.

Inflatables, floats, and pool toys are permitted provided their number, size, or use does not create a safety concern or unreasonably interfere with the use and enjoyment of the pool by others.

10. Lap Swim and Quiet Hours

The hours from **8:30 AM to 12:00 PM** are designated primarily for lap swimming. All persons using the pool during this period are expected to respect and not unreasonably interfere with lap swimming.

The hours from **9:00 PM to 11:00 PM** are designated as **Lap Swim / Quiet Hours**. During these hours, users shall keep noise and activity to a minimum and shall not engage in conduct that unreasonably interferes with the quiet use of the facility by others.

All residents and authorized guests may use the pool during these periods, subject to the applicable supervision, safety, capacity, guest, and other rules contained in this Policy.

11. Responsibility for Residents and Guests

Residents are responsible for complying with these rules and for ensuring that members of their household and their guests comply with them.

Violations involving a resident, household member, tenant, guest, or other person associated with a residence may result in enforcement action involving the applicable Neighborhood Association in accordance with the **Rivertown Park Master Association Enforcement, Fine & Amenity Access Policy**.

Formal enforcement notices, monetary fines, charges, and other sanctions imposed by the Master Association shall be directed to the applicable Neighborhood Association in accordance with the Master Association's governing documents and enforcement policies.

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12. Enforcement

Violations of this Policy may result in monetary fines, suspension of pool, spa, clubhouse, or other amenity access, reimbursement of costs or damages, or other enforcement action as provided by the **Rivertown Park Master Association Enforcement, Fine & Amenity Access Policy**.

A monetary fine and an access suspension may be imposed together when warranted by the circumstances.

Serious safety or security violations may result in immediate temporary suspension of access in accordance with the Master Association's enforcement policies.

The Master Association may contact law enforcement, fire, EMS, or other emergency personnel when reasonably necessary to protect persons or property or to address unlawful, dangerous, disruptive, or unauthorized conduct.

13. Security and Access Control

Security cameras, electronic access controls, key-card systems, gates, locks, and other security measures are maintained for the protection of residents, guests, Association property, and facilities.

No person shall tamper with, damage, disable, obstruct, circumvent, or interfere with any Association security or access-control system.

Residents shall not knowingly provide access to the pool, spa, clubhouse, or other secured facilities to persons who are not authorized to use the facilities.

Unauthorized entry, after-hours entry, intentional circumvention of access controls, or providing unauthorized persons access to secured facilities may be treated as a serious safety or security violation.

14. Temporary Closure or Modification of Operations

The Board of Directors or management may temporarily close or restrict use of the pool, spa, clubhouse, or related recreational facilities when reasonably necessary due to:

- Maintenance or repairs;
- Water quality or equipment concerns;
- Weather conditions;
- Safety or security concerns;
- Property damage;
- Emergencies;
- Capacity or operational concerns; or
- Other circumstances affecting the safe or reasonable operation of the facilities.

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The Board may also temporarily modify facility hours, capacity, access procedures, or other operational requirements when reasonably necessary.

15. No Waiver

Failure of the Association to enforce a particular rule or impose a particular sanction in one circumstance shall not constitute a waiver of the Association's right to enforce that rule or impose an appropriate sanction in a subsequent circumstance.

Prior enforcement decisions shall not require the Board to impose an identical sanction when the circumstances of another violation are materially different.

16. Authority and Amendments

This Policy is adopted pursuant to the authority granted to the Board of Directors under the Rivertown Park Condominium Documents.

The Board may adopt amendments to these Pool & Spa Rules in accordance with the Master Association's governing documents.

Temporary operational changes made pursuant to this Policy, including temporary closures, changes necessary for maintenance or safety, and similar operational decisions, shall not require a formal amendment to this Policy unless otherwise required by the governing documents.

17. Effective Date

This Policy shall become effective following adoption by the Board of Directors and distribution in accordance with the notice requirements contained in the Rivertown Park Condominium Documents.

Upon its effective date, this Policy supersedes prior versions of the Rivertown Park Master Association Pool and Spa Rules to the extent they are inconsistent with this Policy.

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