

Upchurch Farms HOA

Pool & Cabana Rules and Regulations

Daily Pool Hours

**** Daily Pool Hours are 8:00 am – 8:30 pm.**

****The HOA must abide by the Dawn to Dusk rule from Wake County inspectors. Therefore, the pool may have to close earlier than 8:30 pm to meet the dusk requirement.**

Pool & Cabana Usage

1. The Pool and Cabana area is available to all homeowners or current occupant (current in assessments).
2. An adult homeowner or resident must accompany guests to the Pool/Cabana area at all times. There should be no more than 4 guests at any time per family.
3. All furniture must remain in the cabana and/or by the pool.
4. The Homeowners Association Board is the authority at this facility. If you disagree with any rules made by the board, you may make an appeal by contacting the association in writing.
5. Cabana Reservations
 - Only property owners can reserve the cabana area.
 - The homeowner reserving the cabana area must submit a reservation form to the management company for scheduling. The Homeowner is responsible and must agree to ensure that the cabana area is clean, all furniture is in place, and the garbage is removed after each use.
 - The property owner or current occupant of the property must be the only contact person and must be present during the function for which the cabana is reserved. Family members and friends are not allowed to reserve the cabana for their personal use.
 - The contact person must supervise children under 18.
 - The pool area will remain open to all residents during any function in the cabana. Cabana events cannot interfere with normal pool use.

Safety

1. There is no lifeguard on duty. Everyone swims at their own risk. You are advised not to swim alone and to make sure that someone else is present or knows of your presence at the pool area.
2. The gate must remain closed and locked at all times to ensure the liability and privacy of the pool.
3. The pool phone is for emergency use only.
4. Children under the age of 14 must have parental supervision at all times. Parental supervision is a caregiver over the age of 18.
5. Diving in the pool is not allowed.
6. Due to risk of injury or drowning, alcoholic beverages are not allowed in the pool area but are allowable in the cabana area. Under no circumstances is alcohol to be served to persons less than 21 years of age.
7. Alcohol may not be sold on the premises and must not be provided to anyone appearing to have reached their

limit.

8. **Glass containers are not allowed, at any time.** This includes, but is not limited to: beer bottles, baby food jars, nail polish, or any containers that may shatter. Food clogs the pool filters. **Food and beverage must be kept at least 4 feet from the edge of the pool.**

Sanitation

1. All swimmers must shower before entering the pool. Please stay out of the water if you have any of the following: infections, skin abrasions, skin rashes, inflamed eyes or are being treated by a doctor for a cold.
2. Children who are not potty-trained must wear tight fitting rubber pants, swim diapers or waterproof diaper covers to prevent fecal contamination of the pool. Swim diapers are not sufficient since they will not contain fecal matter. Fecal contamination of the pool poses the dangerous risk of e-coli bacteria. **Regular disposable diapers are not allowed. Under no circumstances should children be allowed in the pool unclothed.**
3. If you notice evidence of fecal or other contamination (e.g., vomit), please take the initiative to evacuate the pool even if you, your child or your guest did not cause the contamination. Then contact the pool management company immediately to report the incident.
4. Only appropriate swimming attire is allowed. **Street clothing is not permitted under any circumstances.**

Rules & Guidelines

1. Water guns are not allowed in the pool area. Large toys and floats are not permitted in the pool. Pool attendants may use their discretion and ask persons to remove items from the pool.
2. Pool furniture must not be put in the pool, safety equipment must not be tampered with and ropes are not to be used as toys or for hanging on. Do not hang or jump off of the ropes.
3. Parking must be in designated parking spaces only.
4. Pets are not permitted in the cabana or pool areas.
5. Loud music is not allowed in the Pool/Cabana area or the parking lot.
6. Running, rough play and foul language are not allowed in the Pool/Cabana area or parking lot. Children's games should not be loud or noisy and no splashing in the pool. Be considerate of other guests.
7. All devices with wheels must be left in the parking lot, except for strollers and wheel chairs. This includes all bicycles, skateboards, etc.
8. Do not litter. Remove all trash and personal items from the Pool/Cabana area and parking lot before you leave.
9. Please be sure to lower umbrellas when you leave the pool area. Umbrellas left open have been damaged by high winds. Chairs should remain upright at all times and out of the pool.
10. Violation of any rules will result in suspension of pool privileges and possible police action. Adult residents have the authority and responsibility to request that rule breakers leave the area. Please use your judgment and authority reasonably.
11. The pool may be closed at any time due to weather, mechanical failure, unsanitary conditions and other pool related problems.

Upchurch Farms Cabana Reservation Form

Date _____ Day Requested: _____ (two weeks notice required)

Homeowner Name(s): _____

Address: _____

Home Phone #: _____ Work/Cell Phone: _____ Email: _____

Purpose of Event: _____

of people attending _____ Adults _____ Children _____ Capacity is **25 persons (TOTAL, including homeowners)**

Start Time: _____ Finish Time*: _____ **Event must end by dusk*

By signing below I agree to the following:

Cabana can be reserved for a maximum time limit of 3 hours. This is to include preparation & clean up time of 30 minutes each. Guests are only allowed in the Cabana area for 2 hours. The maximum guest limit is 25 persons. Events larger than 25 persons for private events will not be permitted under any circumstance. Guests are permitted to use the pool facilities.

A refundable deposit of \$50 is required to reserve the cabana. A \$25 non refundable fee is required to use the cabana. Deposit and fee must be received by CAS before the cabana reservation will be accepted. The \$50 deposit will be returned to the homeowner upon verification that there were no damages and the reserved area was cleaned appropriately. Tables & chairs must be wiped clean and replaced to the original position; all garbage shall be disposed of in appropriate receptacles; decorations must be removed; and, the floor must be swept (and mopped if necessary). Homeowner is personally responsible for all cleaning, maintenance, and repair cost if necessary. Pool furniture including tables, umbrellas, and chairs on the pool deck must remain on the pool deck.

Homeowner agrees to make no unlawful or offensive use of the premise. Homeowner further agrees that they shall indemnify and hold Homeowner's Association harmless against any and all claims, demands, causes of action, suits at law or judgments (including any and all court costs or attorney's fees) related to the Homeowner's function and specifically acknowledges that Homeowner is solely responsible for the actions of guests who attend Homeowner's function during Homeowner's use and occupancy of said premises in addition to the trip home. Use of the cabana is solely at Homeowner's risk and liability. In addition, Homeowner hereby makes application to reserve and use the cabana and agrees to abide by all rules and regulations established by Homeowner's Association. Homeowner agrees to be at the cabana at all times during the event.

I have read, understood and agree to the above statements and information, and I agree to abide by all the rules published relating to the usage of the cabana. If you are not in compliance with the rules and regulations of the pool you will be asked to leave the pool facility.

Signature _____ Date _____

Mail form to:
Upchurch Farms
CAS, Inc.

207 West Millbrook Road, Suite 110, Raleigh, NC 27609

Upchurch Farms Pool Pass Request Form

_____ I am a new homeowner and in need of a new pool passes. The previous owner did not provide their passes.

_____ I am a homeowner in need of a replacement tags for a fee of \$10.00. I have included a check for this amount to Upchurch Farms Master.

Printed Name: _____

Address: _____

Phone: _____ Email: _____

Signature: _____

Pool passes will be mailed to you from the CAS, Inc. office. While you are waiting for your passes to arrive, please take to the pool an ID showing your Upchurch Farms address or some form of documentation that you are a resident.

Please return this form to:

Upchurch Farms Master
207 W Millbrook Rd Ste 110
Raleigh, NC 27609
(919) 788-9735
cecilia@casnc.com