

NORTHAMPTON HOA

Dear Northampton Resident,

Warm weather is here! This notice is to provide you with the information you need in order to enjoy the pool this season.

The Northampton Community pool will be open for the 2025 pool season on **Saturday, May 3rd** at Dawn; closing is scheduled for **Sunday, September 21st** at Dusk. The Northampton pool is not permitted for night swimming and will only be open Dawn to Dusk. Please remember that you must exit the pool area at Dusk; key fobs are only activated for use from 6 am – 8 pm.

The Pool Rules are enclosed for your review. Please review the rules with your family prior to visiting the pool. Issues caused by rule violations may require closure of the pool until the situation is remedied, which is time- consuming and expensive. Please respect your neighbors' right to use the pool by following all of the rules.

A few summertime reminders:

- The Association requests that you please respect the furniture and make sure to close umbrellas before exiting the pool area.
- Your account must be current for your fob to be activated for the pool season.
- If you have not received a key fob for the pool, please contact Towne Properties, at KaylaLavin@TowneProperties.com.

Please note, all fobs are connected to your account; you must be current to receive a fob.

- Lifeguards will not be on duty during the 2025 pool season. The pool is a “**swim at your own risk**” facility. Parents will be responsible for the safety of their family members and guests and are responsible for enforcement of the rules. A member must accompany all guests, at all times. Members will be held liable for the actions of their guests.
- Members should not open the gate for anyone. Only residents with a fob are permitted to access the pool. Report non-residents using the pool (if they are not accompanied by a Northampton resident) to Wake Forest police at (919) 554-6150.

Thank you for taking the time to read over these policies for the Northampton Homeowners Association. We look forward to a safe and fun 2025 pool season. If you have any questions, please do not hesitate to contact your Community Manager, Jaclyn Sutherland at JaclynSutherland@TowneProperties.com.

Your Northampton Board of Directors

NORTHAMPTON HOMEOWNERS' ASSOCIATION

POOL RULES

The 2025 pool season will run from May 3rd to September 21st

- #1. The pool will be open daily from Dawn to Dusk. **Per state of North Carolina and Wake County Pool regulations, the pool is not permitted for night swimming.** *
- #2. Absolutely no children under the age of 14 are permitted in the pool without a parent or adult over 18 who have agreed to take responsibility for that parent's child. *
- #3. Adults must not swim alone. *
- #4. An adult resident must accompany all guests.
- #5. No running or boisterous play on pool deck or in the bathroom area. *
- #6. No diving, the water is too shallow. * #7. No profanity or fighting is permitted.
- #8. Absolutely **NO** glass allowed in the pool or on the deck. * If glass is broken in the pool, the pool must be drained and cleaned. The expense of draining the pool may be the responsibility of the individual that brought glass into the pool area.
- #9. No person under the influence of alcohol or drugs shall use the pool. *
- #10. No person with skin, eye, ear, or nasal infection is allowed in the pool. *
- #11. No person with a communicable disease is allowed in the pool. *
- #12. No animals or pets are allowed. *
- #13. All individuals must shower before entering the pool.
- #14. Infants and toddlers must wear swim diapers or other attire designed to prevent leakage while immersed in water. If an accident occurs (vomit or defecation) everyone must exit the pool immediately. The pool will remain closed for a minimum of 24 hours after the pool management company has treated the pool.
- #15. Proper swim attire is required. No "cut-offs" or street clothes will be allowed in the pool.
- #16. If you bring food or beverage items, you are responsible for cleaning up any spills before you leave. Please use the containers provided for trash and recyclables (no liquids please!). Cleaning up will prevent bees and ants.
- #17. No eating, drinking or chewing gum while in the pool.
- #18. Furniture is not permitted in the pool.
- #19. As soon as lightning is seen or thunder is heard, everyone must exit the pool and wait a minimum of 20 minutes from the last lightning or thunder before re-entering.
- #20. No large rafts in the shallow area.
- #21. No hard balls are allowed to be thrown in the pool (i.e. footballs, softballs, baseballs).
- #22. No skateboards, rollerblades, scooters, bikes, heelys, etc. on the pool deck.
- #23. All homeowners must be current in their HOA assessments in order to gain access to the pool.
- #24. The fob that has been issued to you is for your individual use. Lending fobs to other owners or non-residents is forbidden and will result in suspension of privileges to the lender.

*Denotes a ***mandatory*** North Carolina Wake County Pool Rule. Violation of these rules can result in the pool closure.

Please keep this page of rules for reference and review them with your family and guests.

*** All persons using this pool do so at their own risk. Owners and Management are not responsible for accidents or injuries. Please remember that safety is the first priority for all Northampton Recreational Facility Members and Guests. Pool rules and regulations are imposed to keep your pool experience enjoyable and safe. Members and guest will be expected to obey the rules. Parents are expected to supervise their children at all times. Management reserves the right to deny use of the pool to anyone at anytime. The following discipline policy will be used to ensure the safety of members: **"The Northampton Board of Directors reserves the right to revoke use of the facility for violation of any of the above rules."**

NORTHAMPTON HOMEOWNERS ASSOCIATION

POOL RULES

Each pool season multiple complaints are received by the Board of Directors regarding recurring violations of pool rules. To help combat these issues the Board of Directors has ratified the following resolution regarding pool rule violations by owners and their guests:

Any Northampton Homeowner or guest who is reported to management as having violated posted pool rules, or having behaved in such a manner to deny others their rights to use and enjoyment of the pool area shall be subject to the following violation process:

1st Offense: Individual reported shall receive formal violation notice by mail or email from Northampton Board of Directors.

2nd Offense: Individual reported shall receive notice of violation fine (\$25.00) being posted to their account.

3rd Offense: Individual homeowner and their family members shall be suspended, the pool fob deactivated, and required to return pool fob to Towne Properties. Fine of \$100/month will be assessed every month following return request that fob is not returned to management.

If the offending individual is a guest or tenant of a Northampton Homeowner, the violation and/or fine will be assessed to that Homeowner's account. Please remember that all homeowners are responsible for the behavior of their guests.

Any reports of individuals in violation of pool rules should include homeowner name, address, date, time, and description of violation. Management reserves the right to review and determine the validity and nature of all reported violations before issuing formal notice.