

## Pool Rules

### 1. Pool Hours

- a. Broadlands Association, Inc. has three (3) Community Pools which are open each season from Saturday, Memorial Day weekend through Labor Day Monday.
- b. The regular hours vary by location; however, one or more may be closed for special events.
- c. Pool hours will be published seasonally in the Broadlands Newsletter, posted at each pool in the pool houses, and on the Broadlands website at [www.broadlandshoa.org](http://www.broadlandshoa.org). Details can be obtained by contacting the HOA Office at [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com) or at 703-729-9704.

### 2. Pool Memberships

#### a. Owner Memberships

- i. Owner Memberships are available to all members (unit owners) of the Broadlands Association. In order to obtain an owner membership, homeowners must provide proof of residency within the Broadlands Association, be in good financial standing with regards to assessments and covenant violations, and possess valid virtual pool passes each season for entry into the facilities. Owner Membership provides access to the Summerbrooke, Community Center, and Southern Walk pools during regular pool hours. Registration and instructions to obtain virtual pool passes are available online at [www.broadlandshoa.org/pool](http://www.broadlandshoa.org/pool).
- ii. Upon receipt of a pool registration, owner membership is confirmed by staff, and eligibility will be verified based on the status of assessments and covenant violations. Once eligibility and residency is confirmed, a virtual pool pass account will be generated and a photo of each household member, aged 5 yrs and older, must be provided. Pool passes are virtual and physical passes will not be issued. Pool pass registrations must be fully completed, including photos being provided, before entry into the pools is granted. A Broadlands household will consist of all persons living in a dwelling for **more than six (6) months** of the year or receiving mail at the address. Temporary summer house guests are not eligible for owner membership passes. They may however use the pool as a guest of the owner. (See section 10. Guests, regarding guest rules and long-term memberships.)
- iii. An owner's failure to remain in good standing with the HOA will result in suspension of membership privileges.

#### b. Tenant Memberships

- i. A non-resident owner may retain pool privileges for themselves or may transfer pool privileges to their tenant by authorizing the tenants to use the pool facilities. For each new tenancy, owners must sign an Absentee Owner Statement (AOS) to transfer pool privileges to their tenants. The Non-Resident Owner and Tenant can **NOT** both have pool privileges.
- ii. Tenant pool memberships are subject to the same rules as described in the Owner Membership section above with the following exceptions:
  1. Tenants must provide a copy of their lease, which specifies the length of the term and expiration of the lease, along with the AOS.
  2. The AOS MUST be signed by the recorded owner of the property (or agent authorized to sign on owner's behalf) upon where the tenant is residing, and the recorded owner shall be verified prior to virtual pool passes being generated for the tenant member.
- iii. An owner or tenant member's failure to remain in good standing with the HOA will result in suspension of membership privileges.

#### c. Outside Memberships

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- i. A limited number of Outside Pool Memberships may be available for a fee and as determined by the Board of Directors. Outside virtual pool passes provide access **ONLY** to the Community Center and Southern Walk pools. **Access to the Summerbrooke pool is excluded from outside memberships.**
- ii. Outside Pool Memberships are subject to the same rules as described in the Owner Membership section above with the following exceptions:
  1. Outside members do not require proof of residency; however, a valid ID must be presented (18 yrs of age and older) in order for a virtual pool pass to be generated.
  2. Payment for an Outside Pool Membership must be **paid in full** prior to virtual pool passes being generated.
  3. Outside Pool Memberships are non-refundable and non-transferable.
  4. The Broadlands Board of Directors reserves the right to review the issue of offering outside memberships on an annual basis.

### **3. General Rules**

- a. All persons using the pools do so at their own risk. Broadlands Association assumes NO responsibility for any accident or injury in connection with such use or for any loss and/or damage to personal property.
- b. A valid virtual pool pass is required for admittance into all Broadlands pool facilities. Virtual pool passes will be verified each time a member is checked in and admitted to a pool facility.
- c. All persons shall obey the instructions of the lifeguards. In the event of a dispute, a pool member shall first follow the instructions of the lifeguards or staff and then report the incident to the HOA management.
- d. Use of the pools may be temporarily suspended for special events, weather conditions, pool contamination, or when other situations dictate including reaching facility capacity. For pool contamination, the pool will close in compliance with the Loudoun County Pool Regulations.
- e. The pools shall not be used by any persons, pool member or otherwise, unless the pools are officially open and lifeguards are on duty. **Unauthorized use of the pools will constitute trespassing and ALL violators will be prosecuted to the fullest extent allowable by law.**
- f. Persons must stay clear of lifeguard stations and not loiter at the check-in desks.
- g. All persons are required to wear a clean bathing suit or attire intended only for the pool. No street clothes, cut-offs, colored shirts or shorts will be allowed.
- h. All persons are required to take a shower prior to entering the pools. Individuals who leave the pool areas or its enclosures shall take a shower prior to returning to the pool.
- i. Parents are responsible for the safety and conduct of their minor children.
- j. Personal audio devices must be waterproof, battery operated, and may only be used with headphones, earbuds, or airpod type devices. Speakers are prohibited. No music or other audio may be heard by anyone other than the individual listening to the device.
- k. Profane language is not permitted in the pool facilities.
- l. Breath holding for any reason including time, distance, competitive, or long underwater swims is not permitted.
- m. Situations not specifically covered by the established rules shall be handled by Pool Management. Pool Management will inform the Broadlands Association Management of any such occurrences.
- n. Additional rules for special events will be posted at the pools.

### **4. Health and Sanitation**

- a. Food and Drink may only be consumed in designated areas (except when permitted for special events). Section 838.56 of the Loudoun County code requires that eating or drinking take place at least five feet away from the pool edge and in an area separated from the pool by a fence or suitable barrier.
- b. Swim privileges shall be refused to all persons having a communicable disease, to include colds, coughs, inflamed eyes, or any infection, ear discharge, nasal discharge, open sore, open wound, or wearing of bandages.

- c. Glass containers and breakable objects are NOT PERMITTED inside pool facilities.
- d. No play equipment or wheeled vehicles (except wheelchairs and strollers) are permitted in pool areas.
- e. Pets are prohibited. Exceptions may be made for service animals.
- f. No alcoholic beverages or drugs are permitted. Any person appearing to be under the influence of alcohol or drugs will not be allowed in the pool areas at any time.
- g. All refuse must be placed in appropriate containers that are provided for the purpose of disposing trash and recyclables.
- h. Spouting of water or any other unhygienic actions are not permitted.
- i. Smoking is prohibited.
- j. Chewing gum is prohibited.
- k. Any injuries occurring on pool property should immediately be reported to Pool Management where upon emergency personnel may be contacted as conditions warrant.

**5. Safety - Main Pools**

- a. Adults are defined as persons 18 years of age or older.
- b. Children ages 16 and 17 years old may come to the pool unaccompanied by an adult but must have a valid virtual pool pass for admittance. Although it is recommended that they pass the swim test, it is not mandatory.
- c. Children ages 13 to 15 years old must have a valid virtual pool pass and:
  - i. Must pass a Swim Test or present a swimming certificate from the American Red Cross to be admitted unaccompanied by an adult.
  - ii. The Swim Test is given by a lifeguard or by the Pool Manager. See below for Swim Test requirements.
  - iii. Any person unable to demonstrate to the lifeguards their ability to swim will not be permitted in water deeper than their shoulder height.
- d. Children ages 12 years or under:
  - i. Children ages 5 to 12 must have a valid virtual pool pass. Children under age 5 are not required to have a virtual pool pass.
  - ii. Must be accompanied and supervised by an adult or care provider at least 18 years old. Lifeguards are prohibited from serving in this capacity.
  - iii. May use the shallow roped-off area of the main pools only, unless accompanied in the water by an adult, or unless they have passed the required Swim Test.
  - iv. May not use the diving board or slide unless they have passed the required Swim Test. See below for Swim Test requirements.
- e. A minimum ten (10) minute break will be called every two hours. All swimmers, regardless of age, will be required to exit the pool during break. Break schedules may be altered depending on weather and usage at each pool.
- f. Boisterous and/or rough play, running, pushing, dunking, and wrestling will NOT be permitted in the pool facilities. Standing or sitting on another person's shoulders is not permitted. Somersaults, back flips and other careless actions from the pool edges are prohibited.
- g. The uses of rafts or inner tubes are NOT permitted (except for special events).
- h. Street balls (including but not limited to basketballs, footballs, volleyballs, tennis balls) will NOT be permitted on deck or in the pool at any time. Lifeguards shall determine if use of a ball is considered a safety risk and may request they be restricted at any time due to high capacity levels and/or removed from the pool altogether for safety reasons. Lifeguards have the final authority in determining whether a ball is acceptable and whether conditions dictate restriction of usage. Examples of approved balls include, but are not limited to, nerf balls, foam balls, balls specifically designed for pool use and/or allow for soft impact.
  - i. All other uses of water toys and other play equipment will be determined by the lifeguards.

- i. The ONLY flotation devices allowed in the pools are water wings and U.S.C.G. approved life vests. An adult must accompany any child wearing a flotation device in the water and **REMAIN WITHIN ARM'S REACH OF THE CHILD AT ALL TIMES.**
  - i. Pool noodles are permitted as long as they are not used as flotation or safety devices and are not used to hit other swimmers. Lifeguards may request the removal of pool noodles due to high-capacity levels, safety concerns, or improper use (flotation device/hitting others or impacting other patrons) and/or other reasons deemed necessary by Pool Manager.
  - ii. Baby floats are NOT allowed due to their safety risk.
- j. Designated lap lanes are for lap swimming only. Persons using lap lanes for reasons other than lap swimming will be asked to vacate the lanes for patrons swimming laps. Lap swimming takes priority over persons providing/receiving swim lessons, regardless of technique or skill level, and the lap lane must be surrendered to the lap swimmer in such circumstances.
- k. Hanging, sitting, or pulling on lane markers is prohibited.
- l. Training snorkels may be used by swimmers in designated lap lanes only and may be used solely for the purpose of training while lap swimming. Snorkels will not be allowed in any other area of the pool at any time. Lifeguards shall determine if snorkel use is a safety risk and may request they be removed from the pool.
- m. Diving from anywhere on the pool deck is strictly prohibited. Diving is only permitted when using the diving board, and as specified in section #7.

**6. Safety - Wading Pools**

- a. Wading pools are limited to children 5 years of age or under, accompanied by an adult.
- b. No lifeguards are on duty at the wading pools. As such, each child must be accompanied by a person (18 years or older) who remains inside the fence and who will be responsible for the behavior and safety of the child. However, lifeguards shall monitor rule compliance in the wading pool areas.
- c. Children not yet toilet trained are encouraged to use the wading pools rather than the main pools, but regardless MUST wear plastic pants and "Swimmies" (swim diapers) under their bathing suits. Disposable or cloth diapers are NOT ALLOWED.
- d. Playthings must be limited to small toys made for pools or water and/or floating, and non-breakable items.
- e. Food and drink are not allowed in the wading pool areas.
- f. The ONLY flotation devices allowed in the pools are water wings and U.S.C.G. approved life vests. An adult must accompany any child wearing a flotation device in the water and remain within arm's reach of the child.

**7. Safety - Diving Areas / Slide Area**

- a. The diving board and slide use is limited to adults that have demonstrated their ability to swim and all non-adults who have passed the Swim Test. Children under 16 years old and who have not passed the Swim Test may not use the diving board or slide. (see section 8, Swim Test)
- b. Only one person is allowed on a diving board or slide at a time.
- c. Users must delay mounting the diving board or slide until the previous bather has cleared the pool. Consecutive bouncing, racing dives, dives which propel the diver back towards the diving board or other dangerous actions on the diving board are prohibited. Lifeguards have the final authority in determining whether an action involving the diving board or diving well is dangerous.
- d. Swimmers using the slide must slide feet first. No dangerous actions are allowed on or around the slide.
- e. General swimming in the diving/slide area of the pool is prohibited. Users must swim directly to the nearest established pool exit after each use and exit the diving well promptly.
- f. Flotation devices and/or toys are prohibited from use on the diving board and slide, with the exception of approved balls for catching off the diving board only (see section 5h). Lifeguards, HOA staff, and Pool Management reserve the right to limit/restrict use of balls being used at any time at their discretion.

**8. Safety – Weather Emergencies**

- a. Pool Management reserves full authority to assess weather related emergencies and to act accordingly and in the best interest of pool member safety. Pool managers shall assess real-time weather-related situations and make appropriate decisions regarding closing the pools, pool areas, and pool houses for safety purposes.
- b. In the case of thunderstorms or lightning, the pools, decks, and bath houses will be entirely vacated, and patrons will be asked to leave the premises. The pools will remain closed until 30 minutes beyond the last lightning strike or sound of thunder, per pool management policy and the recommendations of the National Lightning and Safety Institute.

**9. Swim Test**

- a. The purpose of the Swim Test is to assess an individual’s overall comfort level in the water in addition to swimming proficiency. Only those persons who pass the swim test without the use of a lifejacket, may swim in deep water or use the diving boards and slide. All three requirements listed below must be met to pass the Swim Test.
- b. The Swim Test requirements below apply to the **Summerbrooke and Community Center Pools**:
  - i. Swim 25 yards unassisted, while demonstrating forward progression in a comfortable manner without standing or stopping to rest;
  - ii. Jump into deep water, surface unassisted; tread water for one minute in a vertical position with the mouth above the water line;
  - iii. Exit from the pool unassisted.
- c. The swim test requirements below apply to the **Southern Walk Pool**:
  - i. Swim 50 yards unassisted, while demonstrating forward progression in a comfortable manner without standing or stopping to rest;
  - ii. Jump into deep water, surface unassisted; tread water for one minute in a vertical position with the mouth above the water line;
  - iii. Exit from the pool unassisted.
- d. The lifeguards reserve the right, at their discretion, to request any swimmer who appears to be overly tired or uncomfortable in deep water to return or remain in shallow water (even if the swimmer is an adult or a person who has previously passed the swim test).

**10. Guests**

- a. A member’s guest pass allows for a non-member to visit a Broadlands pool while accompanied by a member. A guest visit is defined as a single entry on a single date, as selected by the pool member. Upon exiting the pool facilities, the guest pass expires, and re-entry is not allowed. Should the pool member and guest wish to return to any of the Broadlands pool facilities, then an additional guest visit will be used to gain re-entry.
  - i. Guest visits are non-refundable after being expended, regardless of the amount of time spent at the pool, or for weather, mechanical, and/or other reasons, that may include pool delays or closures.
- b. Guests must be accompanied by members who hold a valid virtual pool passes. Each member is limited to bringing 2 guests per visit or maximum 6 guests per household per visit. Guest passes must be used for each guest aged 5 and older.
- c. Pool management has the discretion to restrict guest access when pool use is especially crowded.
- d. Any person wishing to have more than 2 guests at one time or maximum 6 guests per household at one time must request approval from the HOA at least 5 business days prior to admittance.
- e. Guest passes are made available as follows:
  - i. **Guests of Owner and Tenant Memberships**
    1. All Broadlands Association addresses, where either an owner or a tenant member resides, will be provided with a 10-visit guest pass at the beginning of each pool season. Guest passes are virtual and are automatically credited to the household account of each owner and tenant member.

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Broadlands owner and tenant members are responsible for ensuring they have guest visits available for use on their member pool account. Additional guest passes may be purchased through the HOA office online at [broadlandshoa.org](http://broadlandshoa.org). Online purchasers must email [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com), with proof of receipt to request guest passes be loaded to member pool accounts. Guest passes are NOT available for purchase at the pools and will not be loaded on to member accounts outside of HOA normal business hours. Allow 3 business days to load purchased guest passes to member accounts.

2. Guests of owner or tenant members must be accompanied by pool member at the time of admittance and guest visits will be deducted from their guest pass upon entry. The pool member must accompany the guest(s) at all times and until the guest(s) have exited the pool facilities. Pool members are responsible for the conduct of their guests.

## ii. Guests of Outside Memberships

1. Persons who hold an outside membership may purchase guest passes for an additional fee. Guests of outside members must be accompanied by the outside member at the time of admittance and guest visits will be deducted from their guest pass by pool management. Outside member guest passes can be purchased through the HOA online at [broadlandshoa.org](http://broadlandshoa.org). Online purchasers must email [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com), with proof of receipt, to request guest passes be loaded to outside member pool accounts. Guest passes are NOT available for purchase at the pools and will not be loaded on to member accounts outside of HOA normal business hours. Allow 3 business days to load purchased guest passes to member accounts.
  2. Guests of outside members must be accompanied and presented by the outside pool member at the time of admittance. Outside member guests will be checked in at the pool and the visit deducted from the outside member's pool pass. The pool member must accompany the guest(s) at all times until the guest(s) have exited the pool facilities. Outside members are responsible for the conduct of their guests.
- f. Additional guest passes for owner, tenant, and outside members can be purchased for a fee through the HOA online at [broadlandshoa.org](http://broadlandshoa.org). Online purchasers must email [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com), with proof of receipt, to request guests passes be loaded to member pool accounts. Additional guest passes are NOT available for purchase at the pools and will not be loaded on to member accounts outside of HOA normal business hours. Allow 3 business days to load purchased guest passes to member accounts.
- g. Non-resident caregivers and long-term guest passes are also available for an additional fee. Visit [broadlandshoa.org/pool](http://broadlandshoa.org/pool) or email [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com) for fee schedule and/or questions.

## 11. Birthday Parties or Special Use Requests During Normal Operating Hours

- a. Residents wishing to hold birthday or other parties of 10 persons or larger or requesting space at the pool for other special use, are required to request permission from the HOA at least 5 business days prior to their event to ensure proper coverage. Approved requests are NOT reservations, and the pools, decks, and eating areas are available on a first come, first served basis only. ***Event requests will not be approved on site at the pools and permission will only be provided by HOA staff and not by lifeguards or pool managers.*** Requests are reviewed during business hours only, Monday – Friday, 9 am to 5 pm. If requests are made on a weekend or holiday, they will not be reviewed until the following week.
  - i. Members must complete the Pool Party Request Form and submit it to [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com).
  - ii. Birthday parties are limited to a maximum of no more than 30 persons. All persons attending, regardless of if swimming or not, require a pool pass per sections #3b and #10.
  - iii. Pool Parties are not permitted on the last day of school, during holidays, or on any holiday weekend.
  - iv. Request for birthday parties and special use will be considered on a case-by-case basis by the HOA and/or Pool Management and must request permission as follows:

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1. Complete a [Pool Party Request Form](#) and submit it to [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com) and include the following information in your request:
  - a. Pool location
  - b. Date, time, and duration of event
  - c. Anticipated head count, including residents and non-swimmers. All persons must have a valid virtual pool pass for entry regardless of if they are swimming or not.
  - d. Anticipated number of guests requiring guest passes:
    - i. Use of guest passes must follow section 10 entitled "Guests."
    - ii. Guest passes must be purchased at least 3 business days prior to your event. Instructions can be found online at [broadlandshoa.org/pool](http://broadlandshoa.org/pool) and will be loaded on your account after the purchase is verified. Online purchases must email [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com), with proof of receipt, to request guests passes be loaded to member pool accounts. The addition of guest passes to accounts will NOT occur on weekends or holidays and therefore, should be made well in advance.
- b. Broadlands HOA, their agents, and Pool Management reserve the right to restrict access and/or deny requests for birthday parties and special use requests for occupancy, staffing, or other circumstances.
- c. No birthday parties or special use requests will be permitted outside of normal pool operating hours, however; use of the pool may be temporarily suspended per the General Rules, paragraph 3d.
- d. Residents and guests of birthday parties or special use requests must comply with ALL RULES set forth in this document.

## 12. Community Center Recreation Pool Rental

- a. The Community Center Recreation Pool may be rented in 1-hour increments with a maximum of 2 hours. The cost is \$75 per hour and includes exclusive use of the Recreation Pool during normal operating hours, dedicated lifeguard for duration of event, use of basketball and volleyball equipment, and an exclusive portion of the eating area in the grass. Residents who wish to Rent the Community Center Recreation Pool must complete the following:
  - i. [Recreation Pool Rental Form](#) and submit it to [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com) 10 days prior to the event and include the following:
    - a. Date, time, and duration of event
    - b. Anticipated head count, including residents and non-swimmers. All persons must have a valid virtual pool pass for entry regardless of if they are swimming or not.
    - c. Anticipated number of guests requiring guest passes:
      - i. Use of guest passes must follow Section 10 entitled "Guests."
      - ii. Guest passes must be purchased at least 3 business days prior to your event. Instructions can be found online at [broadlandshoa.org/pool](http://broadlandshoa.org/pool) and will be loaded on your account after the purchase is verified. Online purchases must email [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com), with proof of receipt, to request guests passes be loaded to member pool accounts. The addition of guest passes to accounts will NOT occur on weekends or holidays and therefore, should be made well in advance.
  - ii. Recreation Pool Rentals are limited to a maximum of no more than 30 persons, All persons attending, regardless of swimming or not, require a pool pass per sections #3b and #10.
  - iii. Reservations are not permitted on the last day of school, on holidays, or on any holiday weekend.
  - iv. ***Outside Members will not be granted permission to rent the Recreation Pool at the Community Center.***

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- v. Reservations outside of normal business hours will be denied. No parties will be allowed outside of normal operating hours.
- b. Broadlands HOA, their agents, and Pool Management reserve the right to restrict access and/or deny requests for Recreation Pool Rental for occupancy, staffing, or other circumstances.
- c. No Recreation Pool Rentals will be permitted outside of normal pool operating hours, however; use of the pool may be temporarily suspended per the General Rules, paragraph 3d.
- d. Residents and guests of Recreation Pool Rentals must comply with ALL RULES, including the Recreation Pool Rules, as set forth in these documents.
- e. No refunds if canceled within 5 days of the event. Full refund if canceled at least 5 days prior to the event.

### **13. Disciplinary Actions**

- a. Failure to comply with these rules, or any part thereof, shall be considered sufficient cause for members to be deprived of the use of the pools by the Pool Manager on duty.
  - i. A “three-strikes” rule may be granted by lifeguards and/or pool managers in many disciplinary instances, however; upon the third request to comply with ANY rule of lifeguard direction, Pool Management reserves the right to immediately remove the member(s) and/or guest(s) from the premises.
  - ii. At any time, pool management reserves the right to immediately remove anyone for failure to comply WITHOUT following the “three-strikes” rule, especially if the violation is deemed more serious and/or a safety violation.
- b. The Pool Manager will report all incidents requiring removal from the pools or member suspensions to Broadlands Association Management as soon as possible. The length of suspension is determined at the discretion of Pool and Association Management. All incidents that require longer than three days suspension will require a meeting with Pool Management and the Board of Directors before any such reinstatement. Incidents involving minors will also require a parent or legal guardian appearing before the Broadlands Association Board or Management before privileges are reinstated. Failure to comply with a suspension order will result in permanent revocation of pool membership.
- c. Any person deliberately damaging pool furniture and/or pool structures or found trespassing after hours will be automatically suspended for a period of no less than 30 days. The Association must be reimbursed for any and all damages incurred from the perpetrator’s actions.
- d. A member who feels at any time that the pools are not being operated in the interest of the community, or would like to report incidences of violation of these rules, should contact the Broadlands Association Office at [pools@broadlandshoa.com](mailto:pools@broadlandshoa.com) or call the office at 703-729-9704.