

RIVER OAKS CLUBHOUSE AND POOL RULES AND REGULATIONS

The River Oaks Pool Committee welcomes you to the River Oaks Pool. The following rules apply to all swimmers during lifeguard and non lifeguard hours (key card access time) to insure a **SAFE, FUN AND ENJOYABLE** summer. Please take a few minutes to examine these rules carefully. The gate to the pool should always remain closed , even during lifeguard hours. Entry must be the homeowner and with use of their key card. Homeowners should not open gates for persons including homeowners that do not have their key card.

RIVER OAKS HOMEOWNERS

Homeowners and non-resident summer membership members will have key access to the pool from the dates of April 6 through Oct. 15 and can access the pool from the hours of 7 AM-10 PM (there will be no key access during swim team practices, weekdays, 8 AM-10 AM, May 24 - July 12). Key access cards can be purchased from the Facility Manager. Key card access will require the user to sign an indemnification waiver. All users during non-lifeguard hours must be 18 years of age or older or accompanied by an adult (Person 18 years of age or older). On Mondays, the pool will remain closed for cleaning. The pool will be open to homeowners during any private party but homeowners and summer memberships are asked to respect the use of the pool by the party participants. All private parties start after 7 PM and when a private party is using the pool Homeowners and Summer memberships must show their key access cards to the Lifeguard on duty to use the pool. Lifeguards must be hired for these events by the homeowner renting the pool. Key card holders will be emailed the dates of private parties.

Current Year Pool and Lifeguard hours can be found on the website under the section called [Clubhouse/Pool/Tennis Courts](#)

The lifeguard coverage has been change over the years to reflect coverage at peak hours. Access to the main part of the clubhouse will be available when the guards are on duty, but not available if the clubhouse is in use for a party, all other times the clubhouse will be locked but access to the bathrooms will be available by key access

The pool is equipped with lounge chairs, tables and chairs with umbrellas, and rest room/shower facilities. **Everyone must sign in during lifeguard hours when required when using the pool.** Please familiarize yourself with the pool rules that are posted within the pool area. Since we do not have any concessions, we do allow small coolers. Please do not bring any glass in pool or picnic areas. **Please limit all food to the picnic area.** Food will not be permitted in the pool area. Please remember to put all your trash in our trash receptacles and secure the top of the receptacle after use.

Continuous lightning and storm conditions may close the pool indefinitely. For inclement weather and bad pool conditions the pool may be closed, and swimmers must leave the pool area. This is determined by the lifeguards and/or manager during lifeguard hours. When the lifeguard coverage is not in effect, swimmers must use their best judgment. Remember, "When you hear it, fear it. When you see it, flee it?"

Please refrain from entering the main part of the clubhouse in wet bathing attire. Also, when entering the bathroom areas please remember to towel dry first. The kitchen area is available to parents preparing food and drink only during lifeguard hours. **Children under 16 are not allowed in the main part of the clubhouse unless accompanied and supervised by an adult (Person 18 years of age or older).** The lost and found will be maintained in the side office. When the lifeguards are on duty, a first aid kit will be located near the lifeguard stand. The manager and lifeguards will be available for assistance in these areas during scheduled lifeguard hours.

POOL GUESTS GUIDELINES - RESIDENTS AND NON- RESIDENTS

Residents do not have to pay guest's fees. Any time a resident has more than 5 (five) guests, please notify the facilities manager in advance to get approval for a "Party". Non-Resident members must pay a guest fee of \$2.00 per guest. The guest limit for non-resident members is 3 guests per day. Guest fees will be given to the lifeguard upon entering the pool. Non-residents may only bring guests during lifeguard hours. Non-Resident members must accompany their children at all times.

SWIM LESSONS AND SWIM TEAM

Group and private lessons will be available as early as May. Our program offers swim instruction at its finest. For information on swim team and swim lessons, you can check out the Safewater website, www.teamsafewater.com.

POOL BEHAVIOR GUIDELINES

Raucous behavior is prohibited. Vulgar language will not be tolerated. The pool gate must remain closed at all times. The lifeguards have the authority to enforce proper behavior. Pool users should feel free to inform the lifeguard and/or manager of improper behavior of pool users. Should this behavior persist, lifeguards may ask the violator(s) to leave the pool. The names of these people will be reported to the manager and may result in loss of pool privileges. Pool users who observe improper behavior outside of lifeguard hours are requested to report this to our GNO Manager at (985) 774-1222 or to a member of the Pool Committee.

Diving is NOT PERMITTED in the pool. Somersaults or flips are prohibited. There will be no climbing or diving off the lifeguard stand. Swimmers should refrain from using squirt guns, hard balls (i.e. baseballs and tennis balls) and any toys that could cause harm to younger children. Flotation devices will be limited to small floats and rafts. This will be at the discretion of the lifeguard to enforce. Large flotation devices are sometimes not stable and cause children to possibly roll off and hit their heads on the poolside. These devices also limit the visibility for the lifeguards.

During lifeguard hours, children, ages 10 (ten) and under will not be permitted in the pool area without supervision (i.e. an adult or a licensed driver). During non-lifeguard hours all persons under 18 years of age must be accompanied by an adult (Person 18 years of age or older). **No homeowner should open the gate to let others in the pools that do not have their key access card.** All swimmers will be expected to follow all pool rules. A system to help monitor all behavior problems during lifeguard hours has been developed. A warning form containing the violator's name, date of infraction, description of infraction, signature of both the lifeguard and the person will be written up at the discretion of the lifeguards or manager to be followed up by a phone call to the parents. If a person is written up 3 times, he/she will lose pool privileges for one week. When a fourth write up occurs, he/she will lose privileges for two weeks. The penalty for any further transgressions will be left up to the lifeguards, pool committee, and pool manager. **Any dangerous or serious discipline problems may result in immediate loss of pool privileges.**

The pool committee will enforce the same warning system during non-lifeguard hours. Homeowners obtaining a key card will sign a waiver showing the behavior guidelines for non-lifeguard hours. Unacceptable behavior outside of lifeguard hours will be dealt with by the pool committee. Homeowners at the pool can report any unacceptable behavior to GNO, the pool committee or the facilities manager.

CLUBHOUSE and POOL RENTAL GUIDELINES (SUMMER-POOL SEASON DAYS)

Homeowner should understand that if they have an outstanding balance for homeowner's dues or assessments of any kind they lose their right to use or rent the Pool and/or Clubhouse. Members not in good standing will have their use of facilities privileges suspended or revoked accordance with the 14th Amendment of the Restrictive Covenants. For all Rentals you must pay your deposit and sign an agreement to book your party with the facilities manager in order to reserve your space as to not allow parties to overlap. Deposits are required for all Rentals. The amount of the deposit is shown with each type of Rental.

The deposit will hold your reservation and will be applied to your rental cost. If you do not cancel your reservation within 48 hours of your reservation date, you will forfeit your deposit. If additional cost is incurred due to your rental, charges will be due 10 days after your rental. Additional charges may be incurred due to failure to return the thermostat to RUN, misuse, damage or failure to perform all of the requirements of the Rental as set forth in the agreement. **Agreement and Checks for Rentals can be sent to Charlotte Boswell, c/o River Oaks HOA, #1 River Oaks Drive, Covington, LA 70433 or place agreement and Check(s) in an envelope with Charlotte's name on it and leave it in the Mail Drop box on the outside Clubhouse wall. Do not leave cash. Checks should be made out to "River Oaks Homeowners Association"**

If your party numbers are larger than booked with Safewater Management, Inc. the lifeguard has the authority to keep party swimmers out of the pool until the sufficient amount of lifeguard coverage deemed necessary arrives.

The clubhouse will be locked outside of lifeguard contract hours. **During the summer pool season, only members of the River Oaks HOA may reserve the clubhouse outside of lifeguard hours. See dates for lifeguard hours for the current year in the "Clubhouse and Pool Rules and Regulations" document.** No Non-resident or summer memberships are allowed a rental unless it is booked and attended by a homeowner. **Lifeguards must be present and will cost \$30.00 each per hour. Parties will be capped at 75 swimmers.** Parties cannot be booked on holidays and no more than one party will be allowed from Friday thru Sunday depending on the timing of parties requested and availability of cleaning personnel. The pool will remain available to homeowners during private pool parties booked at night. If the party is only using the clubhouse and not the pool, the pool will remain available to homeowners by use of key access. A usage fee for clubhouse rentals with food and drink will be charged as follows:

- Up to 35 people - \$100 / \$100 Deposit is required
- Above 35 people - \$150 / \$150.00 Deposit is required
- Above 50 people - \$200 / \$200 Deposit is required.

*******Clubhouse Only parties may not use the pool deck if no lifeguards are secured.*******

*******Video Cameras have now been installed in the clubroom and all areas around the Pool*******

If additional cost is incurred due to your rental, charges will be due 10 days after your rental. Additional charges may be incurred due to failure to return the thermostat to RUN, misuse, damage or failure to perform all of the requirements of the Rental as set forth in the agreement

The cleanup fee included in your rental cost is for CLEANING the clubhouse only. There will no wavier of cleaning cost. If you reserve the clubhouse, it is your responsibility to clean the outside area and return the pool chairs to the pool area if used. If the outside area requires cleaning, an additional fee may be required. Failure to comply with these rules can result in a fine of up to \$100. Renter will take full responsibility to ensure that the rules outlined in the use agreement are followed before, during and at the end of the event. The pool and clubhouse are closed for maintenance on Mondays during summer months.

POOL PARTIES- Effective February 1, 2019

Homeowner should understand that if they have an outstanding balance for homeowners dues or assessments of any kind they lose their right to use or rent the Pool and Clubhouse. Use privileges will be suspended or revoked for members not in good standing accordance with the 14th Amendment of the Restrictive Covenants.

The pool may be reserved for large parties of 20 or less during day time hours while the pool is open, April 6 thru October 15. **Lifeguards must be present and will cost \$30.00 each per hour. Parties are capped at 75 swimmers.** The Lifeguard will be provided by Safewater Management. The number of lifeguards will be determined by the number of people in your party and whether your guests consist of children or adults. For parties of 35 or less, a minimum of 2 Lifeguards is required. For parties of 36 or more, a minimum of 3 Lifeguards are required. More Lifeguards may be required for parties of 36 or more depending on the number attending the party. Lifeguards will be paid by the Homeowner obtaining the rental. Checks for Lifeguards must be sent to Safewater Management along with your Rental deposit to reserve your date and Lifeguards.

If additional cost is incurred due to your rental, charges will be due 10 days after your rental. Additional charges of up to \$100 may be incurred due to misuse, damage in the pool area or failure to perform all of the requirements of the Rental as set forth in the agreement. Renter will take full responsibility to ensure that the rules posted at the pool are followed during the event.

Pool birthday, etc parties are permitted during lifeguard hours but they must be limited to **20 (Twenty)** people or less where the non-resident guest are limited to 10. For these parties, if needed, the clubhouse can be used by renting using the normal reservation rental agreement. This applies to both residents and non-resident Summer memberships. Depending on the number people and the time requested in Pool season an additional lifeguard maybe required. Non-resident Summer members may book small parties only during lifeguard hours. Notification to pool manager is required during lifeguard hours and non-lifeguard hours in order to avoid overlapping of parties due to limited space. Please limit your activities other than swimming to the picnic area. In the event that the party is outside of lifeguard contract hours, the clubhouse is not available unless booked and paid for. The pool and clubhouse are closed for maintenance on Mondays during summer months.

PLAYGROUND USE GUIDELINES (WINTER-NON POOL SEASON DAYS)

All parties occurring in the playground when the pool is closed require the approval of the facilities manager and will be required to pay a \$20.00 fee for bathroom use only. No Deposit is required

Checks should be made out to "River Oaks Homeowners Association"

*****Video Cameras have now been installed in all areas around the Clubhouse*****

CLUBHOUSE ONLY RENTAL GUIDELINES (WINTER - NON-POOL SEASON DAYS)

Homeowner should understand that if they have an outstanding balance for homeowners dues or assessments of any kind they lose their right to use or rent the Pool and/or Clubhouse. Members not in good standing will have their use of facilities privileges suspended or revoked accordance with the 14th Amendment of the Restrictive Covenants.

Winter or periods outside of summer season clubhouse rentals are for homeowners only. The homeowner can sponsor a non-resident but must be present for the whole event and take full responsibility. The reservation and the payment must be made by the homeowner. Homeowners can use the rental key that is located in a lockbox by the front door. A usage fee for clubhouse rentals with food and drink will be charged as follows:

Up to 35 people - \$100 / \$100 Deposit is required
Above 35 people - \$150 / \$150.00 Deposit is required

Checks should be made out to "River Oaks Homeowners Association"

*****Video Cameras have now been installed in the clubroom and all areas around the Clubhouse*****

If additional cost is incurred due to your rental, charges will be due 10 days after your rental. Additional charges may be incurred due to failure to return the thermostat to RUN, misuse, damage or failure to perform all of the requirements of the Rental as set forth in the agreement

The cleanup fee included in your rental cost is for CLEANING the clubhouse only. There will be no waiver of cleaning cost. If you reserve the clubhouse, it is your responsibility to clean the outside area and return the pool chairs to the pool area if used. If the outside area requires cleaning, an additional fee may be required. Failure to comply with these rules can result in a fine of up to \$100.

Renter will take full responsibility to ensure that the rules outlined in the use agreement are followed before, during and at the end of the event.

RIVER OAKS CLUBHOUSE COMPLIMENTARY USE AGREEMENT - Effective February 1, 2019

Homeowner should understand that if they have an outstanding balance for homeowners dues or assessments of any kind they lose their right to use or rent the Pool and/or Clubhouse. Members not in good standing will have their use of facilities privileges suspended or revoked accordance with the 14th Amendment of the Restrictive Covenants.

THE FOLLOWING GUIDELINES ARE TO BE FOLLOWED WITH EACH PRIVATE USE OF THE CLUBHOUSE WHERE NO RENTAL FEE WILL APPLY - SMALL HOMEOWNER GROUPS SUCH AS BUNKO, CUB-SCOUTS, GIRL SCOUTS ETC. OR TO MEETINGS THE ATTENDANCE IS LESS THAN 10 OR THE SIZE OF THE TROOP IN THE CASE OF CUB SCOUT AND GIRL SCOUT TROOPS OR THE APPROVED ATTENDANCE COUNT FOR OTHER ASSOCIATION SANCTIONED EVENTS. These groups should sign an agreement for use. For on-going groups (One agreement per year) and a separate agreement for each use for one time groups that meet. No Food or Drinks will be allowed for these types of uses except by permission of Facilities Manager. If food is approved, cleanup of the entire kitchen area and make sure to take all food and party supplies home following the event. Use of the pool is NOT permitted with complimentary use of the Clubhouse. Use is limited to three (3) hours. The pools maybe open at the time of the party, but homeowner is responsible to make sure attendees do not go into the pool area. If you reserve the clubhouse, it is your responsibility to clean the clubhouse, the bathrooms and the outside area if used. If the

clubhouse or outside area requires cleaning after your use, an additional fee may be required except for Association sanctioned events. Failure to comply with these rules can result in a fine of up to \$100. Renter will take full responsibility to ensure that the rules outlined in the use agreement are followed before, during and at the end of the event. The homeowner renting the clubhouse will be responsible for repairing any damage during the event.

RESERVATION PROCESS

Homeowner should understand that if they have an outstanding balance for homeowners dues or assessments of any kind they lose their right to use or rent the Pool and Clubhouse. Use privileges will be suspended or revoked for members not in good standing accordance with the 14th Amendment of the Restrictive Covenants.

Reservations for all events will be made on a first come, first serve basis and can be done by emailing Charlotte Boswell at hoolihancharlotte@yahoo.com or calling her at (985) 237-9557. Please specify the date, time and nature of the clubhouse use in your email or message. Any cancellations should be reported as far in advance as possible. Confirmation will be made when the calendar is checked. For all Rentals you must pay your deposit and sign an agreement to book your party with the facilities manager in order to reserve your space as to not allow parties to overlap. Deposits are required for all Rentals. The amount of the deposit is shown with each type of Rental. The deposit will hold your reservation and will be applied to your rental cost. If you do not cancel your reservation within 48 hours of your reservation date, you will forfeit your deposit. If additional cost is incurred due to your rental, charges will be due 10 days after your rental. Additional charges up to \$100 may be incurred due to failure to return the thermostat to RUN, misuse, damage or failure to perform all of the requirements of the Rental as set forth in the agreement.

Agreement and Checks for Rentals can be sent to Charlotte Boswell, c/o River Oaks HOA , #1 River Oaks Drive, Covington, LA 70433 or place agreement and Check(s) in an envelope with Charlotte's name on it and leave it in the Mail Drop box on the outside Clubhouse wall. Do not leave cash. Checks should be made out to "River Oaks Homeowners Association"

YOUR REQUESTED DATE FOR CLUBHOUSE AND POOL USAGE WILL BE RESERVED AND CONFIRMED - UPON RECEIPT OF YOUR CHECK. THE CLUBHOUSE CAN BE USED EXCLUSIVELY BY ADULTS ONLY. THE CLUB AREA IS OFF LIMITS TO AGES 18 AND UNDER WHEN THE FACILITY IS CLOSED.

REQUIREMENTS OF ALL THE RENTALS LISTED ABOVE:

Homeowner should understand that if they have an outstanding balance for homeowners dues or assessments of any kind they lose their right to use or rent the Pool and Clubhouse. Use privileges will

be suspended or revoked for members not in good standing accordance with the 14th Amendment of the Restrictive Covenants.

Use of the Clubhouse, Pool and Playground area are predicated on the Resident signing the "Use Agreement", and acknowledge that they have read and agree to comply with all of the Clubhouse and Pool Rules and Regulations, Pool Behavior Guidelines and will complete the Check List posted when leaving the clubhouse when rental is complete. These rules, regulations and guidelines are available on the web site at <http://www.riveroaksestates.org/clubhouse-pool/>
The "Use Agreement" for the rental function types can be found on the River Oaks web site at <http://www.riveroaksestates.org/> and are listed below:

CLUBHOUSE ONLY and CLUBHOUSE and POOL PARTY RESERVATION AGREEMENT. Effective 2.1.19

POOL ONLY and/or PICNIC AREA ONLY PARTY RESERVATION AGREEMENT - Effective 2.1.19

RIVER OAKS CLUBHOUSE COMPLIMENTARY USE AGREEMENT - Effective 2.1.19

CLUBHOUSE AND POOL RULES AND REGULATIONS - Effective 2.1.19

REQUIREMENTS OF THE RENTAL:

Homeowner should understand that if they have an outstanding balance for homeowner's dues or assessments of any kind they lose their right to use or rent the Pool and/or Clubhouse. Members not in good standing will have their use of facilities privileges suspended or revoked accordance with the 14th Amendment of the Restrictive Covenants.

1. Only a resident can call or e-mail the clubhouse manager to make reservations. Email the clubhouse manager, Charlotte Boswell, at hoolihancharlotte@yahoo.com or by calling her at - (985) 237-9557 to make reservations. See web site (<http://www.riveroaksestates.org/>) for more information. There is a rental key in a lockbox by the entrance door. The code to get that key out of the lockbox is XXX. The facilities manager will provide you the code to lockbox and the alarm. See the alarm information sheet for arming and disarming the alarm system. Please remember that the inside bathroom doors are connected to the alarm system so if you unlock those doors they must be relocked.
2. Any persons making pre-rental visits for decorations, etc must be accompanied by a resident. Please refrain from using tape on the walls and windowsills. For art project, please use the tables outside if possible; cover the tables when using paints, glue guns, etc. If food is permitted in your rental, take all food and party supplies home following the event. Do not leave anything in the refrigerator.
3. No smoking is permitted in the clubhouse at any time. No smoking is permitted in the pool area. If guests smoke outside, please provide ashtrays to prevent butts from being tossed on the ground. It is your responsibility to pick up cigarette butts after a party.
4. The clubhouse must be chaperoned by an adult at all times during the usage of the facilities by minors. At no time will the serving of alcohol to minors be permitted.
5. The property owner or non-resident summer member reserving the clubhouse and/or pool must be present throughout the entire event. Property owner is responsible for the behavior of his/her guest. All guests should be informed by property of the rules of the use of the pool.

6. Guests must park in the provided area. If it is necessary to park within the subdivision, cars must be parked on one side of the street to prevent blocking of traffic. Please refrain from parking on the grass.

7. If it is necessary to move the furniture, picnic tables and tables on the porch, pool chairs or pool tables please arrange it in the original configuration and/or return them to their original area.

8. The curfew for pool parties is 10:00 PM. Clubhouse curfew is until 12:00 Midnight.

9. Bag all trash and put it in the Waste Management containers next to the clubhouse making sure the top is secured. Please include all trash from the pool and picnic area also. Extra bags can be found under the sink in the kitchen. Lifeguards can help bagging trash when they are present for pool parties. **PLEASE PULL ALL FULL CANS OUT TO THE AREA IN FRONT OF THE SMALL STORAGE BUILDING IN THE SOUTHEAST CORNER OF THE PARKING LOT.**

10. Instructions for changing the temperature of the HVAC system are posted near the thermostats. Return the air conditioning or heat to the RUN mode if you have adjusted the temperature. There are two thermostats on either side of the main room. The thermostats must be returned to RUN. A surcharge of \$15 will be charged if the thermostat is not returned to RUN.

11. Turn off all lights. Check and lock all doors and gates.

12. Please return the key to the lockbox. You have to push the clear button down and then enter the Lockbox code again and hold down the open tab to get the Lockbox cover to go back on the Lockbox. If additional cost is incurred due to your rental, charges will be due 10 days after your rental. Additional charges may be incurred due to failure to return the thermostat to RUN, misuse, damage or failure to perform all of the requirements of the Rental as set forth in the agreement. The cleanup fee included in your rental cost is for CLEANING the clubhouse only. There will no waiver of cleaning cost. If you reserve the clubhouse, it is your responsibility to clean the outside area and return the pool chairs to the pool area if used. If the outside area requires cleaning, an additional fee may be required. Failure to comply with these rules can result in a fine of up to \$100. I will take full responsibility to ensure that the rules outlined in the use agreement are followed before, during and at the end of the event. I will take full responsibility to ensure that the rules posted at the pool are followed during the event. I will be responsible for repairing any damage during my usage.

13. Check list for the homeowner leaving the premises after Rental

- Have you put your trash in the Waste Management containers on the side of the clubhouse? **PLEASE PULL ALL FULL CANS OUT TO THE AREA IN FRONT OF THE SMALL STORAGE BUILDING IN THE SOUTHEAST CORNER OF THE PARKING LOT.**
- Have you return the thermostat to RUN?
- Are all the lights off?
- Straighten the furniture
- Clean up the kitchen if you have used it
- Remove any items left in the refrigerator
- Make sure the inside bathroom doors are locked; these 2 doors are connected to the alarm system.
- Remember to turn the alarm on.
- Return the key to the Lockbox

TENNIS COURTS

The courts are for the use of River Oaks homeowners and immediate family only.

A homeowner must accompany all guests.

The Board of Directors has a policy to keep the tennis courts locked when not in use by an Association member or a member of their immediate family. The courts are for members and their immediate family only. Non - members can use the courts, but they must be accompanied by a member. The loaning of a key to a non-resident is prohibited. If an unaccompanied non-members using the courts who apparently have obtained a key from a member, they will be asked to leave the courts and return the key if they are found using the courts. The Board asks for your cooperation in this matter.

Keys to the facility can be obtained from any Board member or calling Charlotte Boswell at (985) 237-9557. Keys will also be issued to any member sponsoring a tennis team.

The use of the tennis courts are on a first come –first served basis. If other players are waiting for a court to play, please rotate playing time of the courts. Please remember that tennis courts are for tennis only - **basketball, baseball, roller blades, Scooters and bicycles are prohibited.** If you use the tennis courts, it is your responsibility to clean the tennis court area. **Empty trash containers attached to nets when full.** Put trash in the Waste Management containers provided making sure the top is secured. If the garbage can is almost full, please notify GNO Property at (504) 528-7028.

The tennis courts will remain locked. Keys will be issued to residents upon request.

Contact the River Oaks Facilities Manager office to obtain a key for your personal use.

Please report any unauthorized use of the tennis courts to the Facility Manager at (985) 893-4459.

THANK YOU VERY MUCH FOR YOUR ANTICIPATED COOPERATION.

