

Vista's at Nor'wood Condominium & Townhome Owners Association Swimming Pool Residential Contract and Rules and Regulations

Schedule

1. The Vista's At Nor'wood COA Swimming Pool officially opens Memorial Day Weekend and closes Labor Day Weekend.
2. Pool hours are from 8:00AM to 9:00PM Daily. The electronic locking system will only operate during these hours.

General

1. Pool use is only allowed for residents (owners) in good standing who are current on annual assessments, no covenant violations and have a signed pool contract on file with the Management Company. Those who have not met these conditions will be locked out of the pool locking system..
2. Pool is for use by Vistas at Nor'Wood Condos & Townhomes homeowner /residents and their guests only.
3. Barbecues or food cooking are not allowed in the pool or cabana without prior approval from the HOA board.

Security

1. Access is by use of Key FOB and a 5-digit PIN. One FOB is issued and owned by each condo and townhome by address.
2. Pool FOBS are the responsibility of the homeowner/resident. Lost or damaged FOB should be reported to The Management Company. Arrangements for a replacement FOB can be acquired from the Management Company. The cost for a replacement is \$25, for ANY reason.
3. Gates must remain closed at all times. DO NOT PROP POOL GATES OPEN.
4. Video cameras are in use at the pool area.

Health & Safety

1. No Glass Containers in the pool enclosure/fenced area.
2. Pool and Pool area to be evacuated immediately when any threat of lightning or storm is nearby.
3. NO lifeguard on duty. All persons shall swim at their own risk. Residents are solely responsible for themselves, their families and guests. The Association assumes no responsibility.
4. Pets are not allowed in or around the pool area, except for licensed guide and/or service animals.
5. The use of alcoholic beverages and smoking/inhalants of any kind is prohibited in the pool and/or cabana area.
6. Running, pushing, jumping, diving as well as games are prohibited.
7. Individuals who are not toilet trained or do not have control of bodily functions are required to use waterproof pants/diapers in the pool.
8. Residents under 14 years of age must be accompanied by a supervising adult.

Vista's at Nor'wood Condominium & Townhome Owners Association Swimming Pool Residential Contract and Rules and Regulations

Conduct

1. Conduct at the pool must be such as to furnish the greatest pleasure for the greatest number. The cooperation of all members is expected. Appropriate behavior is expected of all members and their guests.
2. The HOA has the right to remove an individual for any conduct that poses a safety risk to anyone in the pool area. Or for any immoral, improper, unlawful or offensive behavior, or any behavior which becomes an annoyance or a nuisance to anyone in the pool area.
3. Association or Management Company shall not be liable for items left unattended in the facilities or on HOA property. Lost and Found items can be reported to the Management Company
4. Food allowed at picnic area under the cabana overhang. No food in the pool or on the concrete deck, chairs or tables surrounding the pools. All waste is to be cleaned up and discarded in trash cans.

Name: _____

Signature: _____

Address: _____

Pool FOB _____

Management Company: Diversifies Association Management
4325 N Nevada Ave. #100, Colorado Springs, CO 80917
email; DelaineE@diversifiedprop.com
Delaine Elsrode: Phone 719.314.4522