

GUNNERS POND HOMEOWNERS ASSOCIATION
4990 Ledieu Road
Roswell, GA 30075

Common Area Rules and Regulations

You must be a member in good standing of the Gunners Pond Homeowners Association (GPHA) to use any of the Common Area property (pond, playground, open recreation areas, pool, tennis court, etc). If you are a resident of GPHA, you cannot be the guest of another GPHA member. The Common Area property and amenities are for the private use of GPHA members and their guests, as accompanied by said member. Any person(s) abusing the facilities, amenities, or any equipment will be asked to leave and may face suspension. Any person(s) breaking the rules may be disciplined or suspended. Any member may enforce these rules and regulations; upon any other member or guest. All persons shall comply with these rules, regulations, and any and all applicable laws. All persons use the common areas at their own risk. GPHA is not responsible for any accident or injury due to routine and normal usage of the common areas; in compliance with these rules, regulations, and any and all applicable laws. Any degraded condition of damage to equipment shall be communicated to GPHA immediately.

Further information is available at <http://www.gunnerspond.info>

POND RULES

Enter the pond only from the GPHA Common Property – which includes the area adjacent to the open recreation grassy area, and the dam/spillway grassy area which is accessible by following the creek from the bottom culvert of Gunners Run. Access may be granted to other members by homeowners with direct property access to the lake. GPHA property around the edge of the lake does not necessarily include much actual land abutting the pond.

Keep off the concrete dam spillway, unless for maintenance or repair.

All Georgia DNR regulations and applicable state laws (especially regarding fishing) shall be followed and adhered to.

No internal combustion engine watercraft are allowed.

No swimming is allowed. Be aware of all wildlife, including dangerous species such as venomous snakes and snapping turtles.

Clean up all trash from your use; leave nothing in the environment. Clean up trash even if it is not yours, as you are able.

POOL RULES

Pool Hours are 9 am – 9pm daily, or from dawn to dusk, whichever is greater.

(except when reserved, or closed for maintenance)

WARNING – NO LIFEGUARD ON DUTY

Maximum bather load is 51.

Guests must be accompanied by a member 18 years or older. The maximum number of guests per member residence is 6.

Parents are responsible for their children's conduct. All children 14 years of age and younger and non-swimmers of any age must be accompanied by a parent or responsible supervisor.

Fence-jumping is explicitly prohibited. Keys are not to be copied whatsoever.

Parents/guardians must insure that infants/children using the pool do NOT have a diarrheal illness.

All infants/children not toilet trained and incontinent individuals must wear swim diapers and plastic swim pants.

No head-first diving is allowed.

No jumping in the pool from anything other than by foot, from the pool deck. Absolutely no jumping from a chair, table, or otherwise. No pool furniture is allowed in the pool.

Do not let anyone use the pool, or any common area, as a toilet. The porta-potty near the parking area is our only solution.

Appropriate bathing attire shall be worn (no street clothes).

Bathers should shower and rinse thoroughly before entering the pool, particularly when heavily sun-tan oiled.

No solo bathing.

Bathers with open wounds, skin conditions, serious blisters/cuts, or any communicable condition are not allowed in the pool.

Running or rough play / rough-housing in the pool area is prohibited.

Excessive or intentional splashing is prohibited. No spitting, spouting or blowing nose.

Sharp objects or hazardous materials are prohibited. Drinking from glass containers is prohibited everywhere inside the entire fenced-in area. All glass is prohibited from the pool area.

No smoking on the pool deck. Smoking only permitted outside the pool fence, but smokers should be sensitive to others.

No food or drink allowed within five feet (5') of pool.

No animals other than service animals allowed in the pool.

No standing on or hanging onto the float line. If the float line is removing during swimming activities, it must be re-installed afterwards. No swinging or hanging from the hand rails.

Clean up all trash from your use; leave nothing in the environment or in the pool. Clean up trash even if it is not yours, as you are able. This is a communal area and there is no hired help to clean up any of the GPHA Common Property – all members are equally responsible to pitch in and help. If any of the trash bags are full or smell badly, tie them up and place them in the large street bin. If the pumphouse is not open to retrieve another trash bag, leave the empty trash can upside down until it can be bagged. In general, the pool area should at all times be in a clean state, when empty it should be just like no one was ever even there.

Do not leave any bare soiled diapers in a trash can, they must be wrapped separately in a plastic bag (normally some grocery plastic bags are also in the pumphouse).

Umbrellas must be lowered at all times when not in use; lower any umbrella even if you did not raise them if they are unused/unattended. When raising an umbrella without a crank, lift on the canopy frame to the desired height and insert the pin, then finally attach the lock bale to the pin. The use of any umbrella canopy tilt feature is prohibited. Do not hang or suspend anything from an umbrella canopy whatsoever. Do not alter or modify any of the tables, chairs, umbrellas, or other equipment or amenities for personal use whatsoever.

All pool maintenance and safety equipment is to be used for official use only. The pool does not clean itself and there is no hired help to clean the pool – volunteer members do it all. Members are strongly encouraged to pitch in and help – if there are bugs, leaves, or debris on the water surface; grab a net and skim, and empty the skimmer baskets. If the tiles or walls are dirty, brush them. If the pool floor is excessively dirty with debris, let any of the pool volunteers know or email GPHA so it can be vacuumed. Every member who helps is greatly appreciated.

Pool maintenance is mainly done by volunteers, albeit the Certified Pool Operator (CPO) reviews all maintenance and chemical custodianship, and consults and assists when requested by GPHA. If any pool water quality issues or equipment problems are observed, notify GPHA immediately.

All blood, fecal, or vomitus incidents must be reported immediately. Procedures for those incidents are posted on the bulletin board and shall be adhered to.

The pool may be temporarily closed for maintenance. If any pool volunteer asks a member to exit the pool or comply with other instructions, those instructions shall be followed directly and immediately. If the Pool Closed for Maintenance sign is hung on the fence, then the pool is CLOSED and is not acceptable for use.

POOL PARTIES

The pool area may be reserved for private parties, hosted by a GPHA member, imperative by the following:

- Party reservation must be made with the GPHA President at least one week in advance.
- A \$50 deposit is required. The pool and recreation area must be cleaned and ready for normal usage no later than 9am the following day, or no later than three hours after the reservation ends if during the day. The deposit is only refunded after satisfactory completion of clean-up. A GPHA Officer, Board Member, or Pool Volunteer will allow access to cleaning equipment and materials in order to complete clean-up. Any unsatisfactory condition left after such time will result in the deposit being kept.
- Private parties can only be scheduled Monday through Thursday for a period of 3 hours or less. The party congregation can stay longer than 3 hours but the pool area will not be considered private after 3 hours, and any reservation signage put out must be removed after 3 hours.
- A signed release from liability is required for a party reservation, in the event of personal injury or loss as a result of the party. Any and all damages caused to the property during the party or by the party congregation after the scheduled reservation time will be the responsibility of the GPHA member in charge of the reservation.

PLAYGROUND RULES

Parents are responsible for their children's conduct. All children 10 years of age and younger must be accompanied by a parent or responsible supervisor. Wear proper clothing. Make sure your shoes are tied and avoid clothes that have drawstrings. Necklaces, scarves, drawstrings, other jewelry and accessories or very loose clothes could get tangled. Test equipment if it is wet, or too hot in the summer.

Rough play / rough-housing is prohibited.

All equipment is provided for GPHA members and guests only. However, since this area is not located behind any fenced/locked area, its usable and safe condition and state cannot be guaranteed all the time. All persons using these playground items do so at their own risk. Notify GPHA immediately of any equipment found in a degraded or damaged condition or state.

Stay away from swings in use. Those using the swings might not see children in front of or behind the swing and could easily hurt someone walking too close. Sit on your bottom in the swing seat and hold the swing's handles. Do not stand on swings. When finished, slowly come to a stop. Do not jump off or flip off.

If babies are using a baby swing, parents need to stay within arm's reach of the child. Babies are unpredictable and could decide they're done at any time. Use the baby strap if equipped.

Slides are to be used sitting on your bottom, facing forward with your feet in front of you. Going head first, backward, sideways or on your stomach could cause injury. Check the bottom of the slide to see if it is clear before sliding down. When you reach the bottom, get off and move away from the end of the slide. On hot days, feel the slide with your hand before use. If the slide is too warm, don't play on it.

One person at a time should use the monkey bars, rings, or other hanging items. No pushing or shoving anyone using the monkey bars; this could cause a fall. Do not hang upside down off of the monkey bars. Do not attempt to get on top of the monkey bars.

Climb rock-climbing walls carefully with appropriate shoes. Only one person at a time should use rock walls or other climbing items such as rope ladders.

TENNIS COURT RULES

Only soft sole shoes that do not scuff or mark are allowed.

No food, drink, or trash is to be left on the court.

Common court courtesies should be extended to anyone else wanting to play. Anyone using the court area should yield the court after a reasonable time period.

Do not hang or pull on the net.

Retrieve any tennis balls or other items that go over the fence.