

SUMMER READINESS PACKET

All guests must sign in every time they enter the building and the concierge will contact the owner for admittance.

Please do not allow piggybacking off your FOB. Each person must use their own FOB to gain entrance into the building.

Guests are not allowed to bring pets into the building.

FITNESS CENTER, POOL ENCLOSURE & HOT TUB AREA POLICY AND PROCEDURE

NEW POOL HOURS

Open at **7:00 AM** except for *Monday & Thursday* when opening will remain at **8:00 AM** to allow for vacuuming before foot traffic.

All Owners, Renters, and Guests must comply with all of the policies and procedures related to the fitness center, pool, hot tub, and pool deck area.

GENERAL

1. The published policies and procedures of Bella Condominium Association pertaining to personal conduct shall apply to all owners, renters, and guests utilizing the fitness center, pool, and hot tub area. We reserve the right to restrict access in the event of inappropriate conduct. A maximum of 4 people per unit is allowed at the pool at one time.
2. The previous "Adult Swim Hours" are discontinued. We have learned that "Adult Swim Hours" swim times in a Condominium Association are illegal under Fair Housing Act. A complete statement is available for your review at the Property Manager's office.
NEW POOL HOURS ARE 8 AM-12 AM. NO LIFEGUARD, SWIM AT YOUR OWN RISK. Bella is not responsible for any accidents or injuries.
3. The massage room key can only be signed out by Bella's authorized Massage Therapist.
4. Alcoholic beverages are never permitted in the fitness center, the pool, or the hot tub.
5. Concierge will be responsible for the enforcement of these policies and procedures. If, in their judgment, persons using the fitness center, pool, hot tub, or deck area, display conduct that affects the comfort and safety of others, Concierge/Security will be called to escort such personas from the area. Any such incident will be pursued under the Condominium rules violation procedures. Conduct that poses a risk of physical injury to any person using the facilities is strictly prohibited.
6. Pets are not permitted in the fitness center, pool area, hot tub, or pool deck area at any time.
7. Smoking is prohibited in the fitness center and enclosed pool area.
8. Glass is strictly prohibited anywhere in the fitness center, pool enclosure, and the pool deck area

9. Every user is responsible for leaving the area neat and clean and showing maximum respect for the other uses and the facility and the equipment.
10. **All Residents and their guests/children must shower before entering the pool, especially those coming directly from the beach. Sand is the major factor that damaged the prior liner. As an ongoing caution, we must be vigilant with those who do not shower before entering the pool. A \$50.00 fine will be administered for each person not rinsing off sand. Our cameras in the pool area will assist in our vigilance. Please help us preserve our new pool liner.**
11. **Any disregard for the Bella rules and regulations will result in a fine to the unit owner.**

FITNESS CENTER

1. Those who use the fitness equipment understand and agree that they do at their own risk. The Bella is not responsible for any accidents or injuries.
2. No individual under the age of 16 is permitted to use the fitness equipment without adult supervision. No Guest is permitted to use this equipment unless accompanied by and directly supervised by an Owner. Those ages 13 to 15 may use the gym only under the direct supervision of a parent or guardian.
3. No more than two (2) guests from a single Unit are allowed to use the fitness center/ fitness equipment at any one time.
4. The unit owner will be subject to a fine for any disregard of the Bella rules and regulations.

HOT TUB / HOT TUB AREA

1. The hot tub is for the use of adults only. Maximum of 4 Adults in the hot tub at any one time. Individuals under the age of 18 are not permitted in the hot tub. No eating or drinking in the hot tub.
2. Proper bathing attire is required in the hot tub area at all times.
3. In the case of high winds or heavy storms, it may be necessary to evacuate the pool area and deck area.
4. Guest must be accompanied by an Owner. No more than four (4) individuals from a unit are allowed to use the hot tub/ hot tub area at any one time.
5. Women who are pregnant/ or may be pregnant should not use the hot tub.
6. All persons using the hot tub do so at their own risk. Bella is **NOT** responsible for any accidents or injuries.
7. Any misbehavior will be subject to a fine to the unit owner.

MASSAGE SERVICES

See Concierge for Massage Therapist information. Guests are not permitted to use the massage room.

POOL / POOL DECK AREA

1. Children under the age of sixteen (16) must be accompanied by an adult, eighteen (18) years of age or older when entering/ utilizing the pool facility. Parents must be actively supervising their children in the immediate pool area, not on the sun deck.
2. The pool facility is for the exclusive use of the Owners, Tenants, and their Guests. Owners and Tenants shall in every case be responsible for the conduct of their Guests. **The act of providing the pool for the use of the Owner, Tenants, and their Guests, with or without the employment of a Lifeguard, does not create a duty of care on the part of BELLA Condominium Association, nor does BELLA Condominium Association assume any responsibility for the safety of any Owner, Tenant and/or their guests in their use of the Pool.** All Owners, Tenants, and Guests utilize the pool at their own risk. BELLA Condominium Association does not maintain insurance coverage pursuant to the acts or omissions alleged on behalf of BELLA Condominium Association pertaining to the safety of Residents or Guests of residents who utilize the pool facilities.
3. Proper bathing suit attire is required for swimming; gym trunks, shorts, cut-offs, thongs, etc. are not permitted.
4. Personal safety flotation devices such as children's water wings, inflatable rings, and life jackets are permitted. **No airborne toys such as balls, frisbees, or bean bags. Flotation devices such as inner tubes, personal inflatable chaise loungers, and boogie boards are not permitted.**

5. Food and beverages are not permitted within the pool enclosure. Food and beverages are permitted on the pool deck area. All trash must be properly disposed of in the receptacles provided. There is NO GLASS permitted anywhere in the facilities.
 6. You may not bring furniture into the pool enclosure or pool deck area nor may furniture be removed from any of these areas.
 7. In the event of an injury or any circumstance where first aid may be necessary, a first aid kit is available in the pool area. Call 911 and Concierge Desk at 609-310-8260.
 8. Radios or other sound-emitting devices are not permitted in the pool enclosure or pool deck unless used with headphones.
 9. Diving and jumping are prohibited.
 10. In the case of high winds, lightning, or heavy storm, Owners, Tenants, and Guests will be required to evacuate the pool enclosure, and pool/ hot tub deck area. The Pool Operator/Maintenance Manager will supervise all shutdowns of the facility when on duty. Otherwise, Owners, Tenants, and Guests are responsible for using their best judgment with respect to vacating this area on their own.
- 11. Any disregard for the Bella rules and regulations will result in a fine to the unit owner.**

**** BELLA CONDOMINIUM ASSOCIATION RESERVES THE RIGHT TO CHANGE, AMEND OR ALTER THESE POLICIES AND PROCEDURES AT ANY TIME.**

