

# COMMON AREA AND POOL GENERAL RULES

## Lochmere Homeowners Association, Inc.

The following rules are in place to protect our facilities and our residents.

Lochmere property owners/occupants and their dependent children living with them, along with eligible guests, are entitled to amenities access as defined under Major Regulations (refer separate document) and subject to the following rules and regulations:

**Notice: Non-compliance of any rule may result in immediate ejection and/or suspension from the Common Area for up to one year.**

**Guests are Welcome; but observation of rules and consideration of others is essential.**

### Admission and Entrance Guidelines

1. Your LHOA, Inc. **dues must be paid and up to date** in order to gain admission.
2. **Never loan your Gate Access Card to anyone.** Do not **block** open the gate. Always **use the Gate Access Card** to enter the Common Area.
3. Enter **ONLY** at the two entrance gates (pedestrian or traffic gate). **Do not trespass on members' lots or yards, cross the creek, or climb the fence** to gain access to the amenities area.
4. **Non-residents** of LHOA, Inc. **must be accompanied by a homeowner or authorized resident.**
5. A **maximum of 2 friends** or guests are allowed to accompany the homeowner or homeowner's resident **children under the age of 14 at any time.** **Make sure they know the rules.** Homeowners may request to **schedule parties** by completing a party reservation request form on the LHOA website and submitting the completed form, with applicable deposit, via mail to the LHOA P.O. Box, or by calling 423-586-6195 and leaving a detailed message. (See Major Regulations on separate document for further details). **Please allow a minimum of two (2) weeks for processing these requests before the schedule event date.** **Note: homeowners or their authorized resident must personally be present for all such events.**

### Other Requirements and Rules

1. **Gate Access Cards should be available for inspection** to Supervisors/ Security at any time to verify residency/approved access. Failure to do so is a violation.
2. **No guns, knives, explosive material** are allowed on the premises at any time.
3. **Glass bottles or glass containers of any kind are prohibited.**
4. **Keep all food outside the pool area** and properly dispose of trash.
5. **No alcoholic beverages or illegal drugs** of any kind are allowed.
6. **Owners/residents and their guests MUST observe all POOL REGULATIONS including: No food, No smoking, No alcoholic beverages, No glass containers, No inappropriate language or behavior.**

7. **Owners/residents and their guests utilizing the pool and Amenities MUST follow the rules and/or directions from the LHOA SECURITY STAFF OR BOARD MEMBERS or they will be subject to expulsion from the pool and/or grounds.**
8. **ALL children not “potty trained” are required to wear swim diapers while in the pool or swim area.**
9. **Skate boards, skates, or wheeled vehicles of any kind are not permitted on the tennis courts or pedestrian walkways.**
10. **Appropriate dress, modesty and language are expected. Inappropriate dress, nakedness and/or language will result in ejection from the Common Area.**
11. **Loud music or noise that violates the City of Morristown noise ordinance code is not permitted.**
12. **Reckless driving or speeding in and out of the Common Area by any motor vehicle is not permitted and is considered a violation of the rules.**
13. Commons area is open from 8:00 am to 10:00 pm. The pool is open from 9:00 am to 9:00 pm. during the “pool season” as determined by the Board, unless otherwise modified for weather conditions, maintenance, or security reasons.
14. **Only maintenance and security personnel are allowed in the Common Area after 10:00 P.M. and the Pool Area after 9:00 P.M..**
15. **No motorized vehicles are allowed on the grounds of the Common Area, beyond the parking lot. (Motorized vehicles include golf carts, four wheelers or all-terrain vehicles, automobiles, motorcycles etc.) Only maintenance, emergency personnel, or those persons who have written permission from the Board may operate vehicles on the Common Area grounds.**

### Children and Protection

1. **All children under 9 years of age who are using the swimming pool or the surrounding grounds must be closely watched by a responsible adult.**
2. **Swings are for smaller children under 12. For safety purposes, please Do Not Climb on the swings, fences, and trees.**
3. **Toys with small beads or gravel inside are not permitted in the pool because the contents can jam the pool pump and filters, causing major damage.**
4. **Anyone who has been suspended or has been convicted of any felony involving children will be considered as trespassing the facilities and the police will be called immediately.**

### Other Matters

1. If you make a mess, please clean it up. Be helpful and pick up your trash.
2. Be helpful and fold down the umbrellas before you leave; wind can destroy them.
3. Do not bring anything from the lake area to the pool area because of algae. If algae forms in the pool, it will be closed until it can be safely used.
4. **Pets must be kept on a leash in the Common Area and are not permitted in the pool area or tennis/basketball court. Pet walkers are expected to clean up any messes their pet makes. The fenced-in tennis court is not to be used as a ‘general’ playground. Basketball and tennis only in this area.**
5. **The pool and courts must be shared. Homeowners are to have equal access to these facilities. Note: Residents and their guests with scheduled and approved parties**

do not have exclusive use of the amenities or facilities other than the clubhouse, when reserved.

6. **Basketball and tennis users** have to work together to be fair to residents and other guests. **Limit your use to one hour so others can also play.**
7. **Anyone playing in or using the sand volleyball court must rinse off in the shower prior to entering the pool.**

**Residents and Guests are Expected to Observe the Rules and Directions of the SECURITY GUARDS.**

**By following the rules and guidelines, you can help ensure that the Lochmere Amenities Area will remain open and safe for all of our homeowners.**

**By order of the Lochmere Board of Directors  
Revised for clarity and completeness September 1, 2015**