

Belwood of Los Gatos Homes Association Cabana Facility User Rules and Guidelines

(Revised 6/17/2025)

Our neighborhood Cabana facilities (Facilities) are to be enjoyed by all Belwood members (Members). It is a great place to gather with your neighbors, hold meetings or throw a party. Here are some rules and guidelines by which we can share our Facilities, ensure safety and be good neighbors.

GENERAL USE

1. All areas of the Facilities are available for use by all Members in good standing. The Facilities include the lawn, BBQs, picnic tables, Bocce ball courts and pickleball/basketball court. The Cabana building (including kitchen & refrigerator) is *only* available if rented or during HOA approved events.
2. Access to the Facilities, including the pool but not the Cabana building, are free to Members in good standing while lifeguards are on duty. Members may use any area of the Facilities not being used by other Members. Reservations are encouraged, but not required, and may be made at <https://belwoodhomes.org/store-1>. Any Member with a reservation has priority of use over another Member without a reservation. Proof of reservation required and any dispute about the use of the Facilities must be referred to the facilities manager at 408-358-2229. *Please remember to be good humans and good neighbors.*
3. The Facilities, including the pool and Cabana building, are for the exclusive use of Members and their invited guests. Members are responsible for and must accompany their guests at all times. Use of these Facilities, including the pool and Cabana building, are *AT YOUR OWN RISK*.
4. Members who have purchased an annual After Hours key may use the Facilities from 6 a.m. - 10 p.m. (pickleball hours are 9 a.m. to 7 p.m.) throughout the year or the pool (during the season only). A new facility key must be purchased every year and key sharing is not permitted.
5. Good standing can be lost and Facility privileges revoked for non-payment of HOA dues or for violation(s) of these Cabana Facility User rules per the Belwood Bylaws.
6. Lifeguards, Facility Manager, Pool Manager, and HOA Board members have authority over the Facilities, including the pool and Cabana building, and to suspend privileges for improper behavior or violating rules. Members or guests should be prepared to identify themselves to Lifeguards, Managers, or HOA Board Members.

7. Children under 10 must be accompanied by a parent or adult guardian at all times while in the Facilities, including the pool and Cabana building.
8. Users of the Facilities must clean up after themselves.
9. Smoking is not permitted at any time while on the premises .
10. The presence of pets on the premises is strictly prohibited, except for service dogs as defined by applicable law.
11. The use of bicycles, skates, skateboards, scooters, hoverboards, or any wheeled devices beyond the bike rack is strictly prohibited on the premises.
12. Climbing or standing on BBQ pits, furniture, poles, fences, or trees is strictly prohibited.
13. Playing in restrooms or behind the Cabana building is strictly prohibited.
14. Weapons and dangerous objects are strictly prohibited.
15. The Cabana parking lot is for Members or their guests only while using the Facilities, pool area or Cabana building. *No overnight parking.*
16. Noise at the Facilities must be kept to a reasonable level per Los Gatos Town Code Ordinance Chapter 16, Article II, Section 16.20.010 and Section 16.20.015.

POOL USE

17. The pool season is normally from Memorial Day to Labor Day. Lifeguards are typically on duty from 1 p.m. - 7 p.m. on weekends and then from 1 p.m. - 7 p.m. on weekdays between mid-June through mid-August (*subject to change*).
18. During the pool season, the last 15 minutes of each hour is “adult swim.” Only adults or supervised children (1 child per adult and the adult must be in the pool) may remain in the pool during adult swim. Adults may request a lap lane rope be installed by a lifeguard.
19. To use the pool, members must sign-in and pay any applicable guest fee. Applicable pool fees should be paid in advance via QR code or via HOA website at pay.belwoodhomes.org.
 - a. Free guests include: children, parents, grandparents, and grandchildren of members. Guest children under 5 are free.
 - b. Paid guests include: siblings, aunts, uncles, cousins, nieces, nephews, and friends of members.
20. Pool parties may, at the sole discretion of the pool manager, require hiring additional life guards, even if regular lifeguards are on duty.
21. Swimming is not permitted if a sign is posted that the pool is closed for any reason, e.g. health or safety.
22. Private swim lessons are NOT allowed, without prior written consent from the HOA **AND** proper insurance coverage and fees paid. Any exception to this policy is strictly prohibited.

23. Any inexperienced swimmer must be supervised at all times by a parent or adult guardian, when in the pool. Inexperienced swimmers in the large pool may be subject to a swimming proficiency test by a lifeguard.
24. Only children under 7 years of age are allowed in the circular wading pool. Lifeguards do not monitor the baby pool so close supervision by a parent or adult guardian is required.
25. Lifeguards may discipline persons acting in a disruptive or unsafe manner and may remove people from the facilities at their discretion.; This includes, but is not limited to:
 - a. running or unsafe play in the pool area.
 - b. flips, jumps, dives, or use of the diving blocks in the pool area, especially in the shallow end of the pool.
 - c. large pool floats or play equipment that obstructs view or are dangerous in nature (as determined by the Lifeguards).
 - d. hanging on ropes, cables or lane lines.
 - e. glass or other breakable items in the pool area or consuming alcoholic beverages of any kind.
 - f. food or beverages allowed within 5 feet of the pool, except for water in an unbreakable container.
26. A life vest may be worn by any inexperienced swimmer but water wings or other non-U.S. Coast Guard approved flotation devices are not permitted.
27. Vinyl or latex swim pants are required for swimmers not toilet trained. "Swim diapers" are not a permitted substitute.

When Lifeguards are NOT present:

28. Members are not allowed to swim alone.
29. No guests allowed in the pool.
30. Swimmers under 18 years of age must have a parent or adult guardian supervise them in the pool area.
31. The pool gates are always to remain closed for safety reasons.
32. The Dolphins swim team has exclusive use of the pool only during swim meets. However, upon request, the swim team will provide a single lap lane rope during practices, unless a safety issue exists.

CABANA BUILDING USE

33. Renting the Cabana building provides exclusive use only to the kitchen and meeting room, *not to the rest of the Facilities*.
34. Rental time for the Cabana building *includes* time needed for setup and cleanup.
35. Members are responsible for any damages and cleaning costs related to their rental.
36. Use of staples, nails, scotch tape, duct tape, package tape, etc. is not allowed. Only use of no residue tape (such as blue painter's tape) is allowed on walls.

37. Existing eye hooks near the ceiling may be used for hanging decorations or partitions.
38. Renters are required to clean up after their event; including, but not limited to:
- a. Cabana building: sweep the floors; wipe down tables, counters and sink; turn off interior lights; close/lock all windows; and close/lock all doors, including glass sliding doors.
 - b. Refrigerator: empty all items (unless marked for the lifeguards). Anything left in the refrigerator becomes the property of the Cabana and is subject to be discarded immediately.
 - c. Restrooms: close windows, turn off lights, and lock doors.
 - d. Decorations: remove and/or dispose into the proper bins.
 - e. Garbage: pickup/dispose any trash from the ground, including the lawn; anything recyclable goes in the blue rolling bins; all other garbage goes in the garbage cans with the black bags, which should be removed and then placed in the large dumpster by the Bocce ball court. Reline the garbage cans with new black garbage bags.
 - f. Front gate: close completely.

BBQ AREA & PICNIC TABLES

39. BBQ pits and nearby picnic tables are available on a first-come basis unless reserved in advance.
40. Members are responsible to clean up the BBQ area after use.
- a. Coals: put old coals into smaller unlined ash-can. *Do NOT put coals into lined trash cans.*
 - b. Garbage: pickup/dispose any trash from the ground, including the lawn; anything recyclable goes in the blue rolling bins; all other garbage goes in the garbage cans with the black bags, which should be removed and then placed in the large dumpster by the Bocce ball court. Reline the garbage cans with new black garbage bags.

FACILITY ACCESS

41. If your event occurs during non-lifeguard hours, keep the front gate closed when possible.
42. If during your event, you suspect someone trespassing at the Facilities, please inform the lifeguards or leave a message with the Facility Manager at 408-358-2229 if lifeguards are not on duty.
43. If during your event, you suspect someone vandalizing or damaging the Facilities, please contact the Los Gatos police non-emergency line at 408-354-8600.
44. HOWEVER, please avoid any potentially dangerous confrontation and ensure your own safety at all times.

Limitation of Liability

45. To the fullest extent permitted by law, we shall not be liable for any indirect, incidental, consequential, special, or punitive damages arising out of or related to the services provided, the condition of the property, or any items left on the premises.

Items Left on Property

46. Any personal belongings, equipment, materials, or other items left on the property—whether intentionally or unintentionally—are stored **at the owner's sole risk**. We do not provide secure storage, monitoring, or protection for such items.
47. **We assume no responsibility and accept no liability for loss, theft, damage, or disappearance** of any items left on the premises at any time, including before, during, or after work is performed.
48. By leaving items on the property, the owner acknowledges and agrees that they retain full responsibility for their security and condition.