

Maidstone Landing Swimming Pool

Rules- dated June 21, 2025

1. **No Lifeguard on Duty**

There is no lifeguard on duty. Swimming is at your own risk.

2. **Supervision of Minors**

Children under 16 must be accompanied at all times by a parent or legal guardian who is at least 18 years old.

3. **Responsibility**

Parents or guardians are fully responsible for the behavior and safety of minors under their supervision while using the pool facilities, and residents are responsible for the behavior of their guests.

4. **Prohibited Conduct**

Unsafe behavior—including running on the deck, jumping, or diving into the pool—is prohibited. As are all actions that may compromise the safety or comfort of others.

5. **Access Control**

A valid FOB must be used to access pool gates and clubhouse doors. Do not permit entry to others who do not have authorized access.

6. **Sign-In Requirement**

All pool users must sign in upon arrival using the sign-in book located at the main pool gate. Please indicate the number of residents and guests in your party.

7. **Gate Security**

Propping open pool gates or clubhouse doors at any time is strictly prohibited.

8. **Use of Pool Furniture**

Do not reserve lounge chairs or other furniture for guests who are not currently present in the pool area. Furniture is available on a first-come, first-served basis for those inside the enclosure. No personal furniture is allowed. Umbrellas and chairs should be closed when you are leaving the area.

9. **Chair Lift Use**

The pool chair lift is reserved for residents who have received prior authorization as described in the Addendum attached.

10. Shower Requirement

All individuals must shower before entering the pool to maintain proper hygiene standards.

11. Hygiene and Diaper Policy

Children who are not toilet-trained must wear swim diapers covered by snug-fitting plastic pants before entering the pool. All accidents must be reported immediately to the pool attendant or property manager. Cleanup assistance may be required. If contamination occurs, the pool may be closed for the day.

12. Health Restrictions Individuals with symptoms of communicable diseases, including but not limited to open wounds, bandages, inflamed eyes, or discharges, are not allowed in the pool area.

13. Substance Use

Persons under the influence of drugs or alcohol are not permitted within the pool enclosure.

14. Animal Policy

Animals are not allowed within the pool area, clubhouse, or bathrooms. Service animals are exempt in accordance with applicable laws. Service animals must always be on a leash, appropriate to the dog's size, and prohibited from entering the pool and wear an identifying vest so other pool users understand the animal is working and not to disturb. The resident is responsible for ensuring the service animal doesn't intimidate other pool users and for handling needs outside the pool deck. Emotional support animals are not permitted.

15. Glass and Alcohol Restrictions

Glass containers and alcoholic beverages are strictly prohibited in the pool area.

16. Food and Beverage

Meals are not permitted within the pool enclosure. Light snacks and non-glass beverages are allowed in moderation. Please dispose of all wrappers and containers immediately after use. Upper deck area can be used for more extensive meals.

17. Weather Conditions

The pool will be closed during inclement weather, including thunderstorms or heavy rain.

18. No Diving

Diving is strictly prohibited due to shallow water conditions.

Addendum to Maidstone Landing Pool Rules

Subject: Use of Pool Chair Lift

Pool Chair Lift Use – Rules & Requirements

1. Eligibility

- The chair lift is restricted to residents and guests with a medical need requiring assisted access to the pool who satisfy the requirements below.
- Guests must comply with the same requirements as residents.
- The lift is not available for general use by the community or for unapproved residents or guests.

2. Requirements

- The resident **must complete a mandatory training session** on the chair lift's proper use, operation, and care.
- Each resident must also have one or more trained **“spotters”** on file. The resident and spotter must complete training conducted by a Maidstone Landing-approved representative.
- The spotter must be **at least 18 years old** and present **at all times** the resident is in the pool area.
- Both the resident and any spotters must sign the relevant **User Acknowledgement Forms, which management will keep on file.**
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3. Responsibilities of the Resident and Spotter

- The spotter is responsible for ensuring the resident's safe transfer into and out of the pool using the lift.
- Both the resident and the spotter agree to follow all posted **safety and maintenance procedures**, including **proper cleaning and storage of the chair lift** after each use.
- Any damage to the equipment due to misuse or neglect may result in loss of lift privileges. The resident agrees to **hold the community harmless for such damage.**

4. Enforcement

- Unauthorized use of the chair lift or failure to comply with any of the above rules will result in **immediate suspension of chair lift access** and may result in additional community sanctions.

5. Contact for Training and Access

- Residents seeking to use the chair lift must contact Angela Gentile at PMI to schedule training and receive the required User Acknowledgment.
 - If a resident has a guest with a medical need who requires access to the pool, the resident should contact Angela Gentile at PMI five business days in advance to arrange training and documentation.
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Maidstone Landing Pool Rule Acknowledgment
June 2025

I have received and reviewed Maidstone Landing's Pool Rules. My acknowledgment entitles me (us) to enjoy our pool area. I understand it is my (our) responsibility to advise guests of these important rules to ensure the safety of our friends and neighbors.

****As a reminder, there is NO LIFEGUARD ON DUTY!!
SWIM AT YOUR OWN RISK!!**

UNIT # _____

Name: _____ Date: _____

Name: _____ Date: _____