

WINDSOR PLAZA CONDOMINIUM UNIT OWNERS ASSOCIATION
POLICY RESOLUTION NO. 12
SWIMMING POOL AND SPA RULES

relating to Rules and Regulations for pool usage

GIVEN THAT Article 3, Section 3.1 of the Bylaws provides in applicable part that, "The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association and may do all such acts and things as are not by the Condominium Act or the Condominium instruments required to be exercised and done by the Association"; and

GIVEN THAT the same Article and Section also provides that the Board of Directors shall have the power from time to time "to adopt any Rules and Regulations," provided that such rules and regulations are not in conflict with the Condominium Act or the condominium instruments; and

GIVEN THAT the Board deems it necessary and desirable to establish certain rules and guidelines for the use of the swimming facilities and spa;

NOW THEREFORE, the Board resolves that the following Rules and Regulations for use of swimming facilities be adopted:

All persons making use of Facilities and Guest Pass privileges and using any of the Common Element recreational facilities agree to abide by the Rules and Regulations for use of the facilities. Use of facilities is at the user's sole risk and responsibility.

The Association does not assume responsibility for any occurrence, accident or injury in connection with such use. No Unit Owner shall make any claim against the Declarant and the Association, its servants, agents, or employees, for or on account of any loss or damage to life, limb or property sustained as a result or in connection with any such use of any of the recreational or common facilities. Each Unit Owner shall hold the Declarant, Association and Managing Agent harmless from

any and all liabilities and any action of any nature by any tenants, guests, invites or licensee of such Unit Owner growing out of the use of the recreational or common facilities, except where such loss, injury or damage can be clearly provided to have resulted from and been proximately caused by the direct negligence of the Association or its agents, servants or employees in the operation, care or maintenance of such facilities.

Any damage to the building, recreational facilities, or other Common Elements or equipment caused by a Unit Owner or such Unit Owner's guests shall be repaired at the expense of the Unit Owner.

1. All persons using the swimming pool and spa do so at their own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property.
2. Pool and spa hours and rules will be posted.. During inclement weather the pool may be closed by the Pool Manager.
3. All persons shall obey the instructions of the lifeguards. No person is permitted to use the pool unless it is officially open and the lifeguards are on duty.
4. No Condominium employees may use the pool unless they are unit occupants or guests of a Unit Owner/Resident.
5. Persons unable to demonstrate to the lifeguards their ability to swim are not permitted in deep water.
6. Children 12 years of age and under must be accompanied by a responsible adult in the pool area at all times. Only one guest shall be permitted when the card bearer is under 13. Guests under 18 with daily passes must be continuously accompanied by their host bearing a Facilities Pass.

7. Persons having colds, coughs, inflamed eyes, infections, open sores or wearing bandages shall not use the pool or spa.
8. Proper attire is required upon entering the pool area. Proper swim attire is required for swimming in the pool and spa.
9. No food or beverages in glass containers are permitted in the pool or spa area.
10. No play equipment, play pens, wheeled vehicles (except wheelchairs and strollers), etc., are permitted in the pool or spa area.
11. No pets are permitted in the pool or spa area (except seeing-eye dogs).
12. No intoxicants will be allowed in the pool or spa area during regular hours. Intoxicated persons will not be allowed in the pool or spa area at any time.
13. All refuse must be placed in containers provided for this purpose. Users are urged to assist in keeping the pool and spa area clean.
14. No running, pushing, dunking, rough play or profane language will be permitted in the pool or spa area. Standing or sitting on another's shoulders is not permitted. Kickboards, tubes, balls and toys may be permitted at the discretion of the lifeguard based on the size and character of the crowd.
15. Spitting of water and similar unhygienic actions are not permitted.
16. No radios, television sets, tape recorders or other noise making devices without earphones will be permitted in the pool or spa area.
17. Guest Passes may be obtained from the Association Office. Guests under age 18 will be permitted to use the pool or spa only when escorted in by a Facilities Pass holder.
18. Facilities Passes and Guest Passes are property of the Association, are not transferable, and may be revoked or suspended at any time by the Association.


Guests and Private Parties

1. Use is restricted to Facilities Pass holders and their guests.
2. A qualified, licensed lifeguard must be on duty at all times during the hours of any private party.
3. A Facilities Pass holder may reserve the swimming pool for private parties after regular pool hours on a first-come, first-served basis at the Manager's Office. A guest list in alphabetical order must be submitted 48 hours before party time.
4. A charge for maintenance, clean-up and other services will be assessed for the use of the swimming pool or spa, payable in advance at the time the pool is reserved.
5. A damage deposit will be required. This deposit will be returned after the Condominium Manager makes an inspection and determines that the swimming pool or spa was vacated in satisfactory condition.
6. Owners and lessees shall assume full responsibility for the conduct of their guests and shall be held responsible for any damage to the swimming pool or spa and other Common Elements used by their guests.
7. The swimming pool and deck areas must be vacated by midnight on Fridays and Saturdays, 11:00 p.m. on week nights. There shall be no partying in the common areas other than the swimming pool area.
8. Any violation of these rules shall cause the offender to be denied future use of the swimming pool or spa.

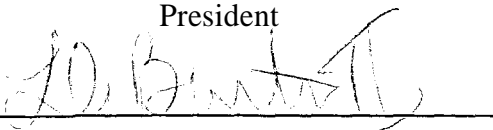
**WINDSOR PLAZA CONDOMINIUM UNIT OWNERS ASSOCIATION
RESOLUTIONS ACTION RECORD**

This Resolution, Policy Resolution No. 12, was adopted at a (regular) ~~(special)~~ meeting of the Board held on DECEMBER 13, 1994, with the directors voting as indicated below:

<u>BURTON</u>	_____	Yes	_____	No
<u>DIGGES</u>	_____	Yes	_____	No
<u>MOREHOUSE</u>	_____	Yes	_____	No

ATTEST: 

 President



 Secretary

2-21-95

 Date

2-21-95

 Date

Effective date of resolution: 12-13-94

Expiration date: _____

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