



The Villages of Woodland Springs Homeowners Association, Inc.

Date: April 15, 2008

To: The Villages of Woodland Springs Homeowners

From: The Villages of Woodland Springs Homeowner's
Association, Inc. Board of Directors, Advisory Council and
SBB Management Company

It's that time of the year again! The weather is warming and soon we will find ourselves looking for swimming pools and shade for a little relief from the Texas heat! This package of information outlines important guidelines for the 2008 pool season including:

- Requirements for utilizing pool facilities
- Badge acquisition
- Pool locations, dates and hours of operation
- Pool rules and guidelines
- Expectations for minimizing pool expenses
- Contact information for pool issues

Please read this entire package carefully as it contains very important information for ensuring a safe pool season. All residents of the community are responsible for reviewing and adhering to the rules and guidelines in this package. Additionally, all owners are responsible for ensuring guests and persons in their household adhere to these rules.

As always, if you have questions or need more information, please contact SBB Management at 817-741-1719 or stop by the on-site office.

Sincerely,

SBB Management



The Villages of Woodland Springs Homeowners Association, Inc.



Requirements for utilizing pool facilities

Utilizing the pool and facilities are exclusive privileges for the residents of The Villages of Woodland Springs. Please **do not give pool access to anyone except the residents of your household**. Additionally, please always utilize your cards and **do not ask others to grant you access** to the facilities. **If all persons are equally committed to this guideline, access by non-residents will be kept to a minimum.** Refer persons trying to obtain access to SBB Management Company.

Funds for operating the pools, maintenance and lifeguards are provided by association dues. Therefore, **all association dues must be current to utilize the pools**. Homeowners with delinquent accounts will have their cards turned off until their account is paid in full.



Badge acquisition

Access to all pools is controlled by an electronic gate and card system. The homeowners' association issues one free electronic gate entry card to each home/lot. Once activated, a gate card is valid as long as you live in The Villages of Woodland Springs.

Additional, replacement or lost access cards

Additional entry cards may be purchased for an additional \$25.00 per card. If a card is lost or stolen, replacement cards are also available for \$25.00 per card. Lost or stolen cards will be deactivated and will no longer open the access gate.

Obtain cards from on-site management office

Please contact the SBB Management's on-site office for new, lost or replacement cards. If you sell your home, card(s) must be returned to the on-site office prior to sale closing. Failure to do so will result in a fine of \$100.00 per card that will be noted on your resale certificate and collected from closing proceeds.



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Pool locations, dates and hours of operation

The Villages of Woodland Springs has a total of six pools in the community. Standard pools do not require lifeguards and have fewer stipulations. Slide pools have special legal requirements, lifeguards and additional safety measures that must be met.

Pool information

All pools will be opened Friday, May 2 until September 28, 2008 with exception of the slide pool.

Pool locations

The Villages of Woodland Springs has five standard pools at the following locations:

- Lamington Drive (Bray Birch)*
- Old Denton Road
- Angel Food Lane
- Wild Pear
- Timberland (upon completion)

*The Lamington Drive/Bray Birch pool is available for lap swimming from 5:00am to 9:00am. Residents should contact SBB Management's on-site office to program cards for this privilege.

Pool hours of operation

The pools will be available for resident use for the dates above on:

- Sunday to Thursday 10:00 am until 9:00 pm
- Friday and Saturday 10:00 am until 9:00 pm

Slide pool information

Slide pool location

The Villages of Woodland Springs has one slide pool located at 12301 Woodland Springs Drive.



The Villages of Woodland Springs Homeowners Association, Inc.

Slide pool dates and hours of operations

The slide pool will be available for resident use for the dates below on:

- Half Days – May 27-29 – 4:00 pm – 9:00 pm
- Friday and Saturday 10:00 am until 9:00 pm

Half Days

Pool Open 4:00 pm – 9:00 pm
May 27 – 29
June 2 – 3, Aug 25 -28

Friday Half Days

Pool Open 4:00 pm – 10:00 pm
May 23 & 30
Aug 29

Regular Season Weekends

Pool Open 10:00 am – 10:00 pm
May 24 & 31
June 4 – Aug 30

Regular Season (Sunday – Thursday, Holidays)

Pool Open 10:00 am – 9:00 pm
May 25 – 26
June 1, June 4 – Aug 21
Aug 24, 31



Pool rules and guidelines

Please review the attached pool rules in their entirety. The rules are designed for your safety and will be strictly enforced.

Lifeguards will be monitoring the main pool and with large crowds. Lifeguards, at their discretion, are obligated to clear the pool at 10-minute intervals.



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Waterslide Rules

1. Non-swimmers ARE NOT permitted on the waterslide.
2. All riders **MUST be 48"** tall OR have prior approval from the lifeguards in order to ride the waterslide.
3. Riders **MUST** be in good health. Pregnant women or individuals with heart or back conditions should not use this waterslide.
4. **DO NOT** use this slide while under the influence of alcohol or any controlled substances.
5. All riders **MUST** ride feet first while riding on their back with arms crossed over their chest OR hands clasped behind their head and legs crossed at the ankles.
6. Riders **MUST** enter the slide in a sitting position and wait for instructions from the guard stationed at the slide starter tube. If no guard is stationed on the platform, riders **MUST** wait until landing area is clear.
7. The line should form on the pool deck with one rider on each landing step and one rider in the starter tube. Wait until the landing area is clear before entering. Proceed into the flume **ONLY** after the previous rider enters the plunge pool.
8. Leave the plunge pool area promptly after entering the water.
9. **ONLY ONE** rider at a time. Absolutely **NO** trains and chains of riders are permitted.
10. **NO** running, standing, kneeling, rotating, tumbling or stopping in the flume. Arms and hands **MUST** remain inside the flume.
11. **NO** diving from the slide.
12. **NO** inflatable gear, tubes, mats, lifejackets or vests are permitted on the waterslide.
13. **NO** combs or foreign objects are allowed in pockets and **NO** jewelry can be worn while riding the slide. **ONLY** proper swim attire is allowed.
14. **WARNING:** Water depth – 4 feet 6 inches
15. **WATERSLIDE RULES SET FORTH BY THE MANUFACTURER: FAILURE TO FOLLOW RULES CAN RESULT IN SERIOUS INJURY WATERSLIDE RULES WILL BE STRICTLY ENFORCED**



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Pool Rules

1. NO LIFEGUARD on duty. Swim at your own risk.
2. All residents must access the facility by utilizing the access cards.
3. Only four guests allowed per residence. All guests MUST be accompanied by the homeowner.
4. CHILDREN UNDER THE AGE OF 14 MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OF AGE OR OLDER. ACCOMPANYING ADULT(S) MUST POSSESS A VALID POOL ACCESS CARD
5. NO smoking, NO alcohol or glass objects of any kind allowed in the pool area.
6. NO PETS, bikes, scooters or roller blades allowed in the pool area.
7. Emergency equipment is to be used for emergencies only.
8. Access to the equipment room is restricted.
9. Proper swimwear required.
10. No running, roughhousing or general horseplay that will endanger the safety of others.
11. NO water wings allowed.
12. Radios and other noise should be maintained at a low level at all times.
13. Persons with skin diseases, open sores or wounds, inflamed eyes; nasal or ear infections or any communicable diseases are not allowed to use the pool.
14. For the health and safety of the residents, rubber pants (as supplementary protection) are required for all non-toilet trained children.
15. NO diving is allowed
16. The Homeowners Association or Management Company is not responsible for accidents, injures or theft.
17. In case of EMERGENCY, CALL 911.
18. Vandalism or destroying any community property is strictly prohibited.



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Accompanying guests

Only four (4) guests are allowed per residence/address. Owners are responsible for the conduct of all persons living in their household and their guests.

Violations of pool rules

Anyone violating these rules will be asked to leave the pool area immediately. Habitual violators will have their gate cards removed from the system and will no longer be allowed to access the pool this season.

Vandalism at pools

Vandalism will not be tolerated. In the event of vandalism, all electronic card gate activity will be turned over to the police department and violators will be prosecuted. If you discover vandalism at a pool, please call the police immediately and then notify SBB Management.



Expectations for minimizing pool expenses

Homeowners in the community pay for lifeguards and other expenses associated with the pools. Please help us minimize pool expenses by noting the following:

Prevent Fecal Contamination

Fecal contamination is a costly expense for the community pools. **Each fecal contamination occurrence costs the association approximately \$400** for clean up. Additionally, the **pool must be closed for a minimum of 24-hours and can actually be closed up to five days**. This is a great expense and inconvenience to all homeowners. Parents, please keep diaper-age children or children who are not toilet trained out of the pool. As an alternative to excluding non-toilet trained children from using the pool, special "swimsuit diapers" along with rubber pants may be used, although, their effectiveness is still questionable. The homeowners' association recommends the baby swim diaper covers offered www.konfidence-usa.com.



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Contact information for pool issues

Emergency

- Call **911** for immediate assistance, emergency phones are located at each pool

Water contamination

- Monday – Friday 9am to 5pm
SBB Management Company at **817-741-1719**
- For after hours please call
SBB Management Company at **972-960-8500**

Security issues

- Monday – Friday 9am to 5pm
SBB Management Company at **817-741-1719**
- For after hours please call
SBB Management Company at **972-960-8500**

Vandalism

- First call police
- Then contact SBB Management Company at **817-741-1719**