

WESTCHASE COMMUNITY ASSOCIATION, INC.

POOL DECK PARTY RESERVATION AGREEMENT

WCA RESIDENT NAME (ID Provided)_____

ADDRESS:_____

TELEPHONE: HOME:_____ WORK:_____

DATE REQUESTED:_____ TIME: _____ TO_____ (MAX 4 HOURS)

TYPE OF FUNCTION:_____

NUMBER OF GUESTS:_____

(Max 30 Participants)

I HEREBY ACKNOWLEDGE THAT I HAVE RECEIVED AND READ A COPY OF THE POOL DECK PARTY RULES AND REGULATIONS AND WILL ABIDE BY THE SAME AND UNDERSTAND THAT MY DEPOSIT MAY BE FORFEITED IF I FAIL TO COMPLY WITH THIS AGREEMENT.

SIGNATURE

DATE

Waiver, Release of Liability, Covenant Not-To-Sue, And Indemnity Agreement

Please refer to attached waiver – read in its entirety and sign below

SIGNATURE OF RESIDENT

DATE

FOR OFFICE USE ONLY:

RESERVATION FEE RECEIVED BY:_____ AMT\$_____ DATE_____

MANAGEMENT APPROVAL: _____ DATE: _____

Westchase Community Association, Inc.
Pool Deck Events & Parties - Rules & Regulations

Pool Hours

10:00AM – 8:00PM Countryway Facility

10:00AM – 8:00PM West Park Village Facility

The Westchase pools are available for use by the residents of Westchase. Guests of residents are permitted to use facility as long as they are accompanied by a resident and register with the attendant at the entrance gate.

1. Residents **MUST** inform the facility management the date, time and number of attendees of any planned pool parties or events. Management must be informed of events or parties in order to properly staff the facility of lifeguards. Reservations shall be restricted to normal operating hours of the facilities and do not grant exclusive use of the pool, deck or open swim areas.
2. Reservations must be made at least 5 business days in advance of proposed party.
A maximum limit of 30 persons are permitted for any pool party. The person making reservations of such pool party is responsible for their guests and their actions and must be in attendance during the entire event.
A complete guest list shall be presented before rental is granted.
3. Failure to comply with pool deck event rules & regulations, in addition to the pool deck rules, will also result in a 90-day suspension of use of the facilities and a 1 year ban on the family for future pool deck reservation requests.
4. Management reserves the right to turn down requests based on space requirements, staff availability or excessive use of the facility that may negatively impact or reduce the overall enjoyment of the pool environment for other Westchase residents. Residents that have their use-rights suspended due to non-payment of the annual assessment will not be allowed to host their event or party on any portion of the pool deck.
5. The pool facility will provide a trash can specifically designated for each party event. The resident is responsible for all clean-up of any party items and required to dispose of all party materials, food, and drinks into the trash can and deposit in the dumpster provided at each pool and tennis facility. Tables and surfaces shall be put back to the original condition as before the event, cleaned and wiped down for the next resident use.
6. Pool deck party reservations shall be provided 3 reserved tables beneath the cabana or covered patio deck areas. Tables and chairs are not to be moved from the established locations as to organize a party area for the individual use of multiple party guests.
7. Access to up to 3 lap lanes for open swim shall be provided.
8. No glass containers are allowed in the pool area or on the deck.
9. No alcohol, wine, or beer is allowed.
10. Excessively loud music is not allowed and the resident may be asked to decrease the levels or to turn off music if it becomes disturbing to Westchase residents.
11. No outside vendors providing food, drink, or entertainment (live or DJ) are permitted. All food and drink must be personally brought in and served by the resident. Food and drink must remain under the covered cabana/covered deck patio. No open flames, such as bunsen burners, shall be used.
12. **A time limit of no more than 4 hours is established for all parties and events.**

PRINTED NAME OF MEMBER

DATE OF POOL DECK EVENT

SIGNATURE OF MEMBER

DATE

WESTCHASE COMMUNITY ASSOCIATION, INC.

USER FEES

DAMAGE DEPOSIT - \$75

REFUND/CANCELLATION POLICY

The following outlines the refund policy for a resident who has reserved the pool deck for an event and needs to cancel their scheduled reservation.

If a Resident cancels their reservation, 30 days or more in advance of the scheduled event, WCA will issue a full refund of the rental user fee and damage deposit.

If a Resident cancels their reservation less than 10 days in advance of the event, WCA will issue a full refund of the rental user fee and damage deposit; however, a \$25 administrative fee will be charged and deducted from the refund.

VII. REFUNDS

7.1 All requests for refunds of any user fees, charges or deposits must be submitted in writing to the WCA Programs and Facilities Manager or to the WCA Property Manager within the time frames set forth in these Rules and Regulations. The date the request is received by the WCA Programs and Facilities Manager or by the WCA Property Manager will be the date of the request.

7.2 To the extent possible, all refunds will be made in the same form as originally paid, unless a "credit" is requested. Refunds on credit cards will require the original credit card used for the transaction. If original credit card is no longer available, proof of cancellation of the card or other sufficient information may be required by the Association in order for a refund check to be processed.

POOL DECK PARTY RESERVATION FEES CALCULATOR:

Time of Reservation: _____ to _____

MANDATORY DEPOSIT: **\$75**

RENTAL FEE: Guest List with resident addresses must be provided to confirm resident ratio

Rental Fees if 50% resident attendance (to be confirmed by facility manager upon receipt of guest list) = \$0.00

Rental Fees less than 50% resident attendance: # hours _____ x \$50 per hour = \$_____

TOTAL COST FOR POOL DECK PARTY RESERVATION: \$_____ (Deposit plus rental fee to be paid at same time)

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# WESTCHASE COMMUNITY ASSOCIATION, INC.

## FACILITIES RULES & REGULATIONS

(Approved by the Board of Directors Dec 8, 2022)

### I. DEFINITIONS

- 1.1 As used herein the term "WCA" means Westchase Community Association, Inc.
- 1.2 As used herein, the term "Facilities" means the Countryway facilities (including the pool, tennis courts, cabana, activity room, office, restrooms, and parking lot) located at 10405 Countryway Blvd. and the West Park Village facilities (including the pool, slide, tennis courts, cabana, restrooms, and parking lot) located at 10053 Parley Drive.
- 1.3 As used herein, the term "Resident" refers to any WCA Member who resides in a Unit within Westchase and any tenant of a Member who resides in a Unit within Westchase.
- 1.4 Words that are not defined herein shall have the meaning set forth in Declaration of Covenants, Conditions and Restrictions for Westchase, as amended from time to time (the "Declaration") or in the Bylaws of Westchase Community Association, Inc. (the "Bylaws").

### II. GENERAL FACILITIES RULES

- 2.1 Residents, including resident children who are permitted to use the Facilities without adult supervision, must be registered with the WCA management office located at 10049 Parley Drive in order to use the Facilities. Resident children who are registered with the WCA office and permitted to use the Facilities without adult supervision must be at least 12 years of age and must be able to produce a valid photo ID when entering the Facilities.
- 2.2 Guests may only use the Facilities if accompanied by a Resident who is 15 years of age or older and who is authorized to use the Facilities or if the guest is registered in the WCA guest book. Guests accompanying a minor aged Resident (age 15-17 years) must be at least 15 years of age and produce a valid photo ID. The parent(s) of the minor guest accompanying a Resident aged 15-17 years old will be responsible for any and all actions of that minor guest.
- 2.3 An adult Member or adult tenant who is authorized to use the facilities may register a guest in the WCA guest book for up to a thirty-day (30) maximum if the guest's primary residence is located outside of the following Florida counties: Hillsborough, Pinellas, Pasco, Polk, Hardee, or Manatee.
- 2.4 An adult Member or adult tenant, who is authorized to use the facilities, may also register in the WCA guest book a caregiver for any resident in the Member or tenant's home. Caregiver registrations are active through the calendar year and then purged. A caregiver must always be accompanied by one or more residents of the Member or tenant's home. A caregiver may not enter the Facilities with any person not listed as being a resident under their care.
- 2.5 Eligible guests and caregivers may be registered in the WCA guest book at the office in the Countryway Facility or at the WCA management office located at 10049 Parley Drive.
- 2.6 Guests who are registered in the WCA guest book and who are not accompanied by a Resident must present identification when entering the Facilities.
- 2.7 Residents must ensure that their guests and invitees comply with all Rules and Regulations. Residents are responsible for their children and guests who use the Facilities. Owners are responsible for their tenants.
- 2.8 WCA management or staff shall request identification from Residents, guests, and invitees before granting access to the Facilities.
- 2.9 Bicycles, skateboards, or roller-skates may not be used at the Facilities. Bicycles are to be placed in the bike racks located at the Facilities.
- 2.10 Alcoholic beverages, glass containers and gum are prohibited at the Facilities. Any persons consuming alcohol at the Facilities may be asked to leave the Facilities for the remainder of the day and may be subject to an additional suspension.
- 2.11 Music must be kept to a minimum volume so as not to be a disturbance or annoyance to others using the Facilities.

Music with profanity or expletives is not permitted. Any request to reduce music volume by WCA staff must be adhered to immediately without objection.

2.12 Any event to be hosted at the Facilities must be preapproved by the WCA Board of Directors or the WCA Programs and Facilities Manager per the reservation process outlined in Article III of these Rules and Regulations. The WCA Programs and Facilities Manager and WCA staff may refuse to allow events that are not preapproved or that exceed the permitted number of guests. The maximum capacity in the activity room is seventy-five (75) and the maximum capacity on the pool deck is thirty (30). WCA management and staff may limit capacity further, if they determine such limited capacity is necessary for the health and safety of the residents, guests, or staff or to comply with any order, ordinance, law, or recommendation of any governmental entity or agency.

2.13 No animals or pets of any kind are permitted at the Facilities, except as required by Federal or Florida law.

2.14 Smoking and the use of tobacco or vape products is not permitted at the Facilities.

2.15 Loud and/or abusive language is not permitted.

2.16 People using the Facilities shall observe proper decorum in all contexts and situations and shall not in any way harass, threaten, denigrate, insult, or otherwise attempt to intimidate any other person (including, without exclusion, any staff, employee, contractor, agent or invitee of the WCA or of the Westchase Community Development District) nor shall any person engage in behavior which tends to cause embarrassment, discomfort, annoyance, or nuisance to any person using the Facilities.

2.17 People using the Facilities shall not interfere with staff, employees, contractors, agents, or invitees of the WCA or of the Westchase Community Development District in connection with performance of their duties.

2.18 Any complaints regarding WCA staff, WCA employees, WCA contractors and WCA agents or invitees should be reported to the WCA Property Manager or the WCA Programs and Facilities Manager.

2.19 WCA staff and the WCA Board of Directors reserve the right to temporarily close down the Facilities (or any portion thereof) as they determine to be necessary for the health and safety of the residents, guests, or staff at their sole discretion, or to comply with any order, ordinance, law, or recommendation of any governmental entity or agency.

## **V. POOL RULES**

5.1 POOL HOURS:

5.1.1 The Countryway Facilities pool is open from 7:00 AM to 8:00 PM on weekdays and 10:00 AM to 8:00 PM on weekends (excluding certain holidays) or as otherwise posted at the Facilities and/or the WCA website.

5.1.2 The West Park Village Facilities pool is open daily from 10:00 AM to 8:00 PM (excluding certain holidays) or as otherwise posted at the Facilities and/or on the WCA website.

5.1.3 All hours are subject to change by the WCA Board of Directors or its agents.

5.1.4 Residents are encouraged to check the WCA website for pool hours prior to arrival.

5.2 Any person swimming after the pool is closed may be suspended from using the Facilities as set forth in the Declaration and Bylaws and may be subject to trespassing charges.

5.3 Anyone using the slide must be at least 42" tall when standing barefoot and be able to swim without the assistance of swim aids or safety devices. Only one person is allowed on the slide at a time. Parents may not slide with children. Any person waiting to use the slide must wait at the bottom of the slide. The slide may only be used in a "feet first" position.

5.4 Each household is entitled to bring up to (4) guests to use the pool. Guests of Residents must register with WCA staff when entering the gate so that staff may verify compliance with these Rules and Regulations.

5.5 Lap lanes are for lap swimming, as needed. If all lap lanes are being used by a WCA authorized swim instructor, Residents and guests may request that one or more lanes be opened for lap swimming. A WCA authorized swim instructor may be required by WCA staff to vacate one or more lanes for use by Residents and guests. Residents and guests may be

required to share lanes with other lap swimmers. If Residents and guests have not requested use of one or more lanes, swim team participants may use all lanes, as needed.

5.6 Swimmers may not be in the main pool or cove area unless a lifeguard is present.

5.7 The Children's pool is restricted to children under the age of six (6) and their supervising parents, guardians, or caregivers.

5.8 A supervising parent, guardian or caregiver who is able to swim must remain within arm's length of any child who cannot swim while the non-swimming child is in any pool. Children under the age of 12 must be supervised by a responsible adult Resident while using the pool.

5.9 Running, rough housing, and throwing balls is not permitted on the pool deck or in the pool.

5.10 Floats or inflatable rafts are not permitted.

5.11 Diving is not permitted. This rule does not apply to swim team members diving during swim team practices or events.

5.12 Alcoholic beverages are not permitted in the pool facility. Food and non-alcoholic drinks in cans or plastic containers are permitted inside the fenced-in pool area only if kept under the overhang area and not brought to the water area. WCA staff may inspect any containers to ensure compliance with these Rules and Regulations.

5.13 No one may sit or hang on the lane ropes.

5.14 No one (including Residents) may use the blocks unless they are supervised by the WCA Programs and Facilities Manager or by a WCA authorized swim coach or instructor. Block covers or cones must remain on the blocks while not in use.

5.15 Equipment bins are reserved for use by any WCA authorized swim coach or instructor. Participants in WCA authorized swim team programs may keep equipment in the designated bins. WCA will not be liable for loss of, or damage to, any equipment stored in the equipment bins.

5.16 At the Countryway Village Facilities, maximum capacity for the main pool is 91 people and maximum capacity for the children's pool is 15 people. At the West Park Village Facilities, maximum capacity for the main pool is 97 people and maximum capacity for the children's pool is 10 people. WCA management and staff may deny entry to the pool Facilities if the maximum capacity for the pools is reached. Once capacity limits are reached, additional Residents, guests and invitees will not be permitted to enter the Facilities until the corresponding number of patrons exit the Facilities. WCA management and staff may limit capacity further, if necessary, to comply with any order, ordinance, law or recommendation of any governmental entity or agency.

5.17 Cut-offs (clothing cut to be shorts) are not permitted in the pool. Swimming suits only. All swimming suits must cover breasts, genitalia, and buttocks sufficiently to conceal the same from public view. Thong swimming suits or "g-strings" are not permitted. Swimming suits that are not thong or g-string may not be worn in such a manner that makes them appear to be a thong or g-string swimming suit. WCA staff or employees may ask any person who is not in compliance with this rule to change.

5.18 Children who are not potty trained must wear a reusable swim diaper made of polyester or nylon. Throw away or one time use swim diapers are not allowed unless covered by a reusable swim diaper. Regular diapers are not allowed in the pool. Violation of the swim diaper policy may result in suspension of pool privileges as set forth in Article III of the Declaration.

5.19 Reusable Swim diapers are not a substitute for frequent diaper changing. Parents, guardians, or caregivers must change children and take potty training children to the toilet frequently (approximately every 30 to 60 minutes) while using the pool. Pool deck tables and chairs may not be used for diaper changing purposes. The bathrooms are supplied with changing stations. Diaper changing may only take place in the bathrooms.

5.20 No person may enter the water when they have diarrhea, even if they are wearing a swim diaper.

5.21 In the event that poop, loose stool, or excessive vomit is discovered in the pool, the pool may be closed to be

properly treated. The WCA Programs and Facilities Manager or any WCA lifeguard or staff may close the pool and pool deck area for any reason that such person determines, in their sole discretion, that the water or pool deck is unsafe. If the pool is closed, residents and their guests must leave the pool facility.

5.22 ONE LONG WHISTLE BLAST MEANS THAT ALL PEOPLE MUST EXIT THE POOL.

5.23 The pool(s) are not to be used in foul weather, or if other conditions render their use unsafe. The WCA Programs and Facilities Manager and staff shall require clearing of the pool(s) and deck whenever lightning is detected within six miles of the facility or whenever the time between a lightning flash and thunder is 30 seconds or less. The pool(s) and deck will remain closed for 30 minutes after the last lightning is seen or thunder heard or until local weather and radar sources verify there is no lightning within six miles of the facility.

**I HEREBY ACKNOWLEDGE THAT I HAVE RECEIVED AND READ A COPY OF THE RULES AND REGULATIONS AND WILL ABIDE BY THE SAME.**

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Date