

The Villages of St. John's Woods POA

Pool Rental Rules and Procedures

The Villages of St. John's Woods pool is open for the use of VSJW property owners and their accompanied guests. Property owners may rent the pool area for hosting private events. Reservations do not include exclusive use of the pool and other amenities – homeowners have full access to the pool during private events. There are several reservation requirements and procedures that must be followed:

- Owners must be current on their HOA assessments in order to make reservations.
- All reservation requests should be submitted and scheduled through Amanda Freke at IMC Charleston – lashea@imcchs.com or (843)297-8590.
- The HOA reserves the right to refuse any reservation request that poses potential danger.
- Two separate fees are required prior to the event:
 1. \$75 Rental Fee
 2. \$100 Cleanup Fee – This amount is refundable if the area is left in the condition in which it was found. All garbage generated is to be bagged and disposed of in the dumpster enclosure. Any damage noted will be deducted from the deposit. Any damage in excess of the cleaning fee will be billed to the hosting property owner.

****Checks made payable to Villages of St. John's Woods POA****

- Private parties are allowed to decorate underneath the pool pavilion.
- Private parties shall not exceed 25 people.
- Private parties and guests must adhere to the pool rules - a copy of the rules is attached.
- **NO GLASS ALLOWED**, even for private parties. You will be asked to remove glass to either your car or outside the gate. If a glass bottle is broken, the entire pool must be drained, and the offending party will be financially responsible for the cost associated with cleaning and refilling the pool.
- The HOA nor IMC Charleston assume any liability for personal injury to property owners or their guests or for the loss of personal property.
- Homeowners are solely responsible for the conduct, and liable to any damages caused by, family and/or guests.
- Homeowner hosting the event must be present at all times.
- Events organized for minors MUST be supervised by responsible adults (21 years or older) at all times and in all areas.
- Homeowner agrees to and is responsible for making sure all guests respect the “quiet enjoyment” of the residents of the community.

MANAGED BY IMC CHARLESTON, LLC

1 Carriage Lane Suite C 100,
Charleston, SC 29407

PHONE 843-297-8590 | FAX 843-952-7192 |

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Pool Rules

The following rules are in addition to the DHEC Rules which are posted at the pool. These rules will be reviewed on an ongoing basis and amended as necessary.

1. **The pool is for the use of Residents.** Each household may occasionally bring up to four non-residents as guests. A resident family member must be present when allowing guests to use the pool.
Pool Hours are from 7am-9pm
2. **Each household, in good standing with the HOA, will be given one electronic key fob to the pool area.** This means that the homeowner is current with all dues and assessments. If the homeowner is off-site and is renting the home, pool rights transfer to the tenants, who are then subject to the same rules as the homeowner. Residents are not allowed to loan their key fobs. There is a \$25 fee for replacement of lost key fob.
3. **Use the electronic key fob to enter and exit the front gate of the pool area.** Do not leave the gate propped open and if caught your pool key will be suspended.
4. No children under 14 are allowed in the pool area without adult supervision.
5. No dogs or other pets are allowed in the pool or the fenced pool area.
6. No tampering with pool or safety equipment.
7. No abusive language, loud radios or excessive noise permitted. Please be respectful to the homes that surround the pool.
8. No swimming with communicable diseases, skin abrasions or open sores.
9. No spitting or blowing of noses in pool.
10. No littering, including cigarette butts allowed in the pool area.
11. No climbing over the pool fence.
12. Return all pool toys, including floats and noodles, to the toy storage bin after use.
13. No bikes, skateboards, roller blades, scooters etc. allowed in the pool area.
14. Children who are not toilet trained **MUST** wear a swim diaper. **If there is a contamination incident, report the incident immediately to IMC Charleston at 843-297-8590. Contamination resulting from improper diaper protection will affect pool operation and may lead to illness.**
15. **No Glass Containers** or smoking in the pool area.

**VIOLATION OF ANY OF THE ABOVE RULES WILL BE SUBJECT TO A FINE
OR YOUR LOSS OF POOL PRIVILEGES**

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POOL USAGE WAIVER

Name of Hosting Owner: _____ # _____ of _____ Guests:

Address: _____

Phone Number: _____ Email: _____

Date of Rental: _____ Hours: _____ am/pm until _____ am/pm

Purpose of Event: _____

ACKNOWLEDGEMENT:

Applicant hereby agrees to hold The Villages of St. John's Woods Property Owners Association, Inc., its Board of Directors, the individual members thereof, and all officers, agents and employees free and harmless from any loss, damage, liability, and cost of expense that may arise in any way by such loss or occupancy of park or recreation facilities.

I hereby certify that I have read the Rules and Regulations for Rental & Use of Pool Facilities and will see that my activities will abide by these rules.

I, the undersigned, hereby certify that I will be personally responsible and held liable, billed and/or fined, for any cleaning fees, damages sustained or any violation of this rental agreement.

Owner Signature

Community Representative

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