

AMENDMENT  
HOUSE RULES OF THE ONE ARCHER LANE  
November 9, 2004

To: Apartment Owners of the One Archer Lane Condominium

Re: House Rule Amendment to One Archer Lane House Rules  
Revised July 22, 2014 (Attached)

Dear Apartment Owner,

Your Board of Directors wish to advise you that the Board amended the House Rules dated November 9, 2004: The House Rules now read as follows and will become effective on August 1, 2014.

Delete           g. Residential Recreation Area

Change to:     g. Residential Recreation Area  
                  g-1. Recreation Room  
                  g-2. Pool Jacuzzi and exterior Deck Area

Please retain this letter with your House Rules.

Sincerely,

FOR THE BOARD OF DIRECTORS  
ONE ARCHER LANE

  
Gene Peles  
Senior Management Executive

## OAL House Rule Changes – Adopted by the Board on 7/22/2014

### **g. Residential Recreation Area.**

The Ninth Floor Residential Recreation Area containing a pool, spa, barbecue areas, and multi-purpose room for the Project is administered by the Association and is for the use of the Residential Apartment Owners, their tenants, and their accompanied guests. Users of the Ninth Floor Residential Recreation Area will obey all posted signs. Family members or guests of owners or residents found in the Ninth Floor Residential Recreation Area shall be presumed to be there with the full knowledge and consent of the owner or resident.

Owners and residents shall be responsible for the health and safety of themselves, their family members, and their guests who use the Recreation Area (including the pool and Jacuzzi) and for ensuring that all rules for the area are obeyed. Apartment owners are financially responsible for any damages or destruction caused by themselves, occupants, their guests, their lessees, and their renters.

All persons shall comply with requests of the General Manager and staff members with respect to matters of personal conduct in and about the swimming pool, Jacuzzi, spa pool and recreation deck areas. The employees of the General Manager are authorized to require any person using any of the recreational facilities to identify him or herself by name and apartment number and, if a guest, to give the name and apartment number of the host occupant and to confirm the physical presence of the host occupant.

The Board and the Resident Manager may refuse access to the Ninth Floor Residential Recreation Area to any person whom the Board or Resident Manager in good faith judges to be a threat to the safety, reputation, or property of the Project. The Board reserves the right to close and lock the Ninth Floor Residential Recreation Area per the hours posted.

1. Alcoholic beverages are not allowed on any part of the Ninth Floor Recreation Area. This includes both open and closed containers.
2. Smoking is only permitted in the designated outdoor open area of the Recreation Deck. No smoking is permitted in the Recreation Room.
3. No animals are allowed on any portion of the Ninth Floor Recreational Area. An exception may be made for assistance animals that are required to assist a disabled resident with his or her disability.
4. Barbecuing is only permitted using Association equipment, which must be reserved, then activated by Association personnel. Portable barbecues are not allowed.
5. Noise levels are to be kept at a respectful level. Sound amplifiers or live bands are not allowed. Only portable music players with earphones are permitted.
6. Owners are responsible for any damage to furniture, appliances, on any common area for the actual cost of repair or replacement.
7. Entrance door must be kept closed at all times.

### **g-1. Recreation Room.**

1. Wet bathing suits, towels, and/or other wet items are strictly prohibited in the Recreation Room as these items will cause damage to the upholstered furniture

2. The Recreation Room may not be used for any type of function that involves a commercial activity.
3. The maximum number of persons permitted to use the Recreation Room as guests of a resident is 20. The maximum time the area may be reserved by a resident and their guests is 6 hours. All areas close at 10:00 pm. and must be cleaned and vacated by that time. All groups over 20 people must have Board of Directors approval, and, if approved by the Board may require additional staff at the resident's expense.
4. The resident host who has reserved the use of the Recreation Room for his/her guests must be available and on the premises during the entire period of reservation.
5. Decorations may be used in the recreation area, but care should be taken to avoid damage to paint, furniture and fixtures. Decorations may not be attached to any wallpapered areas.
6. Any resident who uses the Recreation Room must clean the area after use, including the kitchen and refrigerator.

**g-2. Pool, Jacuzzi and exterior Deck Area.**

1. The swimming pool and Jacuzzi may be used between the hours as posted with the exception that the Jacuzzi remains closed each Monday as posted for cleaning with the exception of holidays.
2. NO LIFEGUARD IS ON DUTY.
3. ANYONE WHO MAY BE ADVERSELY AFFECTED BY THE HEAT OR HUMIDITY OF THE JACUZZI, SUCH AS SMALL CHILDREN, PREGNANT WOMEN, AND ANYONE WITH HIGH BLOOD PRESSURE, SHOULD NOT USE THE JACUZZI. SINCE PROLONGED EXPOSURE TO HIGH WATER TEMPERATURES CAN CAUSE DROWSINESS AND/OR RAISE THE BLOOD PRESSURE OF ANY SUCH PERSONS. THEY SHOULD BE ACCOMPANIED BY A PARENT, GUARDIAN, OR SOMEONE WHO CAN REASONABLY ASSURE THEIR SAFETY WHEN USING THE JACUZZI. INFANTS AND CHILDREN UNDER THE AGE OF FIVE (5) ARE NOT ALLOWED IN THE JACUZZI.
4. The pool areas are for the exclusive use of apartment residents and their guests. A resident's family members or guests found in those areas shall be presumed to be there with the full knowledge and consent of the owner or resident. Residents shall be responsible for the health and safety of themselves, their family members, and their guests who use the pool and Jacuzzi and for ensuring that all rules for those facilities are obeyed. Apartment owners are financially responsible for any damages or destruction caused by themselves, occupants, their guests, and their renters.
5. Swimming is permitted only in appropriate bathing attire.
6. Persons who are incontinent or not toilet-trained shall not use the pool or Jacuzzi unless they wear pants that will prevent leaks. Appropriate pants for these persons are a swim diaper. A swim diaper is not a typical diaper. It is a tight-fitting nylon or latex alternative for a typical diaper. Traditional disposable or cloth diapers are not permitted in the swimming pool, or Jacuzzi.
7. Residents must ensure that family members and guests who are non-swimmers or weak swimmers are accompanied at all times in the pool area by someone who can ensure their safety. In particular, children under the age of 12 shall be accompanied by someone who can ensure their safety when using the pool or Jacuzzi.
8. Four (4) guests at a time, per apartment, may utilize the pool and adjacent area. This ensures that all residents are able to comfortably use the pool and area at any given time.

9. Showering before entering the swimming pool or Jacuzzi is required. The shower for the swimming pool is located on the recreation deck area. All suntan oil, dirt, and other such materials must be removed before entering the swimming pool or Jacuzzi. Persons having open sores or wounds, or communicable diseases, are not allowed in the swimming pool or Jacuzzi.
10. Spitting, urinating, and blowing one's nose in the swimming pool or Jacuzzi are strictly prohibited.
11. Running, playing ball, shouting, diving, jumping into the water, and other dangerous, boisterous, noisy, or improper behavior are not permitted in the pool or Jacuzzi areas. Splashing of water other than that accompanying normal swimming is not permitted.
12. The pool lanes have priority use by those swimming laps. Others in the pool are to stay clear of these lanes when they are in use.
13. No glass items or food and drinks are permitted in the pool, outdoor area around the pool, or restrooms. The only exception is drinking water in an unbreakable container.
14. Scuba equipment, inner tubes, air mattresses, large swim fins, large toys, balls, and any type of equipment that may interfere with other swimmers are not permitted in the swimming pool, Jacuzzi, spa pool, or adjacent areas. Goggles, facemasks, and approved types of attached life preservers may be used (see approved type of attached life preserver in the Management Office). Children becoming familiar with being in the water and learning to swim may wear Coast Guard approved life vests or other types of securely attached swimming vests if under close adult supervision. Inner tubes and "water-wings" that go on the arms are not allowed because they are not considered safe. The introduction of sand, rock or other foreign matter in the swimming pool, Jacuzzi, or spa pool is strictly prohibited and will result in immediate eviction.
15. Intoxicated persons are not permitted to use the swimming pool, Jacuzzi, or any other portions of the recreational deck. Anyone in violation will be required to leave.
16. Persons must dry themselves before leaving the swimming pool area or using the bathroom facilities.
17. All persons using the pool and Jacuzzi are required to exercise due care to preserve the functionality and appearance of said facilities. All trash and personal belongings must be removed after use of the pool, Jacuzzi, and adjacent areas. The chairs, if any, on the recreation deck should be returned to their original positions/locations to ensure a neat and orderly appearance. All owners and residents acknowledge and agree that the General Manager may issue rules governing the use of the Recreational Facilities as long as they are not inconsistent with these House Rules.
18. Any person violating these rules may be asked, by the General Manager or an Operations Assistant for the Project, to leave the area. Any resident may request that pool rules be enforced.
19. Submerging of the head is prohibited in the Jacuzzi due to possible entanglement of hair in the water jets unless a swimming cap is worn.
20. Absolutely no pool parties are allowed.