

# MSRA Rules for Use of the Pool, Clubhouse, Tennis Courts and Common Areas

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The following rules are for the protection and benefit of all Members and their guests. The intent is to assure safe and sanitary operation of all Mountain Shadows amenities including but not limited to the swimming pool, tennis courts, clubhouse, basketball court, playground, park and community grounds.

1. LIABILITY
  - Tier I and Tier II Members and guests using the MSRA facilities do so at their own risk and release the owner and operators from any and all liabilities for personal injuries, loss or damage to property occasioned by the use of said facilities.
2. LAWS
  - Members and guests are expected to adhere to all local, state and federal laws and ordinances.
3. FIRE SAFETY
  - All exits must be unlocked and unobstructed while the clubhouse is occupied. MSRA parties or private parties held in the clubhouse may not exceed the occupancy limit set by the Hamilton County Fire Marshall. Although the sale and possession of fireworks in

Hamilton County is legal, the discharge of fireworks is illegal. Therefore, discharging of fireworks on MSRA property is prohibited.

4. FEES

- Fees for membership, swimming pool rental, clubhouse rental, and guests are set annually by the Board of Directors.

5. MSRA MEMBERSHIP

- The MSRA was formed to promote community good will, spirit and well being through recreational activities, social gatherings and maintenance of the common grounds. MSRA is governed through a 13-member Board of Directors which is elected at the annual MSRA meeting held annually in October. The MSRA Board of Directors meets monthly at the clubhouse. It comes as no surprise that purchasing a home is the single largest investment most people make. The value of home ownership or its appreciative value is based on the amenities of the community as well as the amenities of the home. The MSRA swimming pool, clubhouse, tennis courts, playground and basketball court, have made Mountain Shadows subdivision a favored community since 1976 and a solid investment in home ownership. It is a value to every resident of Mountain Shadows subdivision.

- **Tier I ----- Mandatory for all property owners**

- 1) Voting Privileges
- 2) Member Directory & Newsletter
- 3) Use of the playground, lighted basketball court and parking lot
- 4) Maintenance of 4 entrances, playground, basketball court, and parking lot.
- 5) Social events (sometimes an additional fee is charged )
- 6) Maintenance of Clubhouse
- 7) Clubhouse rental for additional fee
- 8) Three visits to the swimming pool with diving board.
- 9) Swimming Pool rental for additional fee
- 10) Maintenance of Swimming Pool
- 11) MS Dolphins Swim Team for additional fee
- 12) Use of 2 lighted Tennis Courts
- 13) Maintenance of Tennis Courts
- 14) Eligible to serve on the MSRA Board of Directors

- **Tier II ----- Mandatory for all property owners who purchased in Mountain Shadows after 01/01/2016**

- 1) Items 1 – 14 of Tier I plus unlimited use of swimming pool during pool season.

6. REQUESTS FOR CHANGES TO RULES

- Members requesting changes to the rules shall submit same in writing to Board of Directors via email to [mntshadows@gmail.com](mailto:mntshadows@gmail.com)

7. GUESTS

- Mountain Shadows residents or property owners who are Tier I Members may not be guests at the facilities after they have used their complementary 3 visits.
- At least one person of the member's family must accompany guest(s) at all times. Members are responsible for the actions of their guest(s).

- Guests must comply with all MSRA rules and regulations as hereinforth set out.
- Members should be advised to use discretion concerning the number and frequency of guests. Any questions or comments concerning the guest policy should be directed to the Board of Directors.
- Guests at the Swimming Pool
  - 1) Overnight, out of town guests are allowed and are not limited. Out of town guest are person(s) who live more than 30 miles from the MSRA pool/clubhouse.
  - 2) Local guests shall be limited to four (4) guests per day per family, except a family unit will be allowed without regard to the number of family members. A fee will be charged per guest and collected at the pool entrance regardless of whether the guest swims or not.
  - 3) Fees are set annually by the Board of Directors.
- Guests at Social Functions
  - 1) Overnight, out of town guests are allowed and are not limited. Out of town guest are person(s) who live more than 30 miles from the MSRA pool/clubhouse.
  - 2) Local guests shall be limited to four (4) guests per family, except a family unit will be allowed without regard to the number of family members for family-style social functions.
  - 3) Local guests shall be limited to two (2) guests per family for adult social functions.
  - 4) A fee will be charged per guest and collected prior to the event.
  - 5) Fees are set annually by the Board of Directors.
- Guests at the Tennis Court
  - 1) Up to 3 guests are allowed with a Member.
  - 2) Fees are set annually by the Board of Directors.
- Guests at the Basketball Court and Playground
  - 1) Guests are allowed with a Member present.
  - 2) Fees are set annually by the Board of Directors.

## 8. SWIMMING POOL

- RULES IN EFFECT
  - 1) The Lifeguard is in charge and has full authority to enforce all rules and to take whatever steps necessary to insure the safety of all persons on the premises. The lifeguard is responsible for enforcing rules for the swimming pool and the surrounding grounds. This includes the authority to expel members, guests or children from the premises when rules are violated or when, in his/her judgment, behavior endangers others. In such circumstances, the lifeguard may suspend violators for a period of from 24 to 72 hours. Repeated violators will be referred to the Board of Directors for further action. Lifeguards must have completed, as a minimum, Senior Lifesaving training and have been awarded an appropriate certificate.
  - 2) Pool opening and pool closing dates are set by the Board of Directors annually.
  - 3) Hours of operations are set by the Board of Directors annually

- 4) No one will swim alone at any time.
- 5) Front doors must be closed upon entering and leaving at all times in order to maintain proper security. This will prevent usage of clubhouse and pool by those unauthorized and hopefully will protect us against vandalism, theft and accidents.
- 6) All Members are required to sign a waiver present, provide identification if requested, and check in with the gatekeeper when entering the pool area. A member must be present to check in any and all guests. All guests must sign a waiver.
- 7) All Members are responsible for the actions of their children and guests.
- 8) No cutoffs or ragged clothing allowed in pool; only proper bathing attire will be allowed. (Fibers clog drain).
- 9) No thongs or Brazilian cut swimsuits. This is a family environment.
- 10) No smoking or vaping allowed anywhere on the premises. Any use of drugs or illicit substances will result in immediate removal and possible suspension or revocation of pool privileges. Guests in violation of this rule will not be allowed back.
- 11) Members will be responsible for keeping the pool and clubhouse area neat and orderly. Please remove all personal items from pool and clubhouse area when leaving.
- 12) Lost and found items will be regularly donated to charity and/or thrown away if not claimed in a timely manner.
- 13) Use of the ping pong table is a privilege. Any misuse or damage done on purpose by members or minors will be addressed with member by the Pool Manager or lifeguards. Fees may be charged to replace paddles or equipment.
- 14) Profanity, improper behavior, or vulgar remarks are prohibited. Violations will be dealt with immediately by the lifeguard on duty or Pool Manager.
- 15) No pets inside the clubhouse area at any time. Members will not be allowed to leash pets to the outside of the fence while visiting the clubhouse or pool area.
- 16) No motorized vehicles, dirt bikes, and/or 4-wheelers allowed anywhere on the premises except those used for maintenance by authorized personnel.
- 17) Bicycles should be parked outside of clubhouse and not blocking sidewalks or entrances.
- 18) Alcohol will only be allowed in proper containers. Beer cans should be concealed from view by covering with sleeves. Drinking to the point of incapacitation, belligerence, violence and/or disruptive or dangerous behavior is expressly prohibited.
- 19) State laws will be observed on drinking age and conduct. Please use discretion when children are present.
- 20) All children under the age of 13 must be accompanied by a parent or specified adult.
- 21) All children under the age of 3 will not be allowed in the main pool unless accompanied by an adult.

- 22) Any child not potty trained must wear a swim diaper and is asked to use the baby pool only.
- 23) The baby pool is restricted to children age 4 and younger.
- 24) Any child wearing a flotation device needs constant parental supervision in order to assure the child's safety. These flotation devices deflate or come off without warning. Flotation devices for children (such as arm floats) are not safety devices.
- 25) Admission to the pool may be refused to anyone with infectious disease, sores, rashes or open infections.
- 26) No glass containers of any kind will be allowed inside the fenced area of the pool at any time.
- 27) No balloons or water balloons allowed on the pool deck unless installed by the MSRA social or events planner and/or volunteers for a specific holiday or event and removed immediately following the event.
- 28) No skateboards, roller blades, skates or wheelie type shoes allowed on the pool deck or inside the clubhouse at any time.
- 29) No running, pushing, dunking, splashing, jumping, or overly boisterous and/or disruptive behavior will be allowed in the clubhouse or pool area at any time.
- 30) There will be one 10 minute adult swim every hour and only adults may be in the water at this time.
- 31) No diving is allowed in any area other than the deep ends of the pool.
- 32) No more than 1 person at a time allowed on the diving board.
- 33) No running on the diving board.
- 34) No swimming in the diving area when the diving board is in use. The area under the diving board must be clear of all swimmers before jumping or diving from the board.
- 35) No jumping or diving from the pool deck when the diving board is in use.
- 36) The lifeguard can close the diving board at his/her discretion to allow swimmers to use the deep end of the pool for games. The number of swimmers participating in the game should be limited so that everyone can play safely. However, no swimmers can be excluded from playing the game. If there are too many swimmers to play safely, then no game is played and diving will resume.
- 37) No food allowed in the pool. Snacks enjoyed while sitting on the side must be done carefully and all trash must be thrown away. No candy or skittles should be left on the pool deck to melt in the sun.
- 38) Anyone violating any rules or exhibiting unacceptable behavior will be subject to a warning, and if unheeded, may have their rights to use the facility revoked at the discretion of the lifeguard.
- 39) Radios and other musical devices are only allowed if the level of noise is such that it is not a distraction to others using the clubhouse and pool area. The lifeguard will be instructed to ask anyone, in his/her opinion that is playing a radio or musical device too loud to turn it off or down. Music with explicit content is prohibited. Your help is requested in this regard.

- 40) In the event of thunder or lightning, all persons are to get out of the pool and pool area and seek shelter. When the storm ends, there is a 20 minute waiting period after the last thunder or lightning before swimmers can enter the pool.

## 9. RENTALS

- Rules for Facilities Rentals

- 1) MSRA Clubhouse rental is for the exclusive use of Members. MSRA rents the clubhouse to members only, not to organizations. Further, the rental is to the Member on record, not any other adult residing in the Member's home. The renting Member must be present at all times during the party.
- 2) MSRA Pool with clubhouse rental is for the exclusive use of Members with their accounts paid in full and in good standing. MSRA rents the pool to members only, not to organizations. Further, the rental is to the Member on record, not any other adult residing in the Member's home. The renting Member must be present at all times during the party.
- 3) MSRA sponsored parties may be booked on any day of the week.
- 4) A charge for the use of the facility is required for all member rentals. The only exception is when ALL ATTENDEES are MSRA Members, in which case the fee is waived.
- 5) Member is responsible for any damage or cleanup including removing trash.
- 6) Members may book parties for business or social functions but the use must be for member's use and not the use of a third party who is not a member. A \$200 fine will be assessed to any violators.
- 7) A \$200 fine will be assessed to members who host a party without reserving the facility or host a party when the reservation has been denied.
- 8) A cancellation fee will be charged if the party is cancelled less than 1 week in advance. Cancellations on the day of the party will result in loss of the entire fee.
- 9) Clubhouse only parties are to be booked by contacting the MSRA Board at [mntshadows@gmail.com](mailto:mntshadows@gmail.com). Reserving member will receive a contract.
- 10) All exits must remain unlocked and unobstructed while the clubhouse is occupied.
- 11) MSRA parties or private parties held in the clubhouse may not exceed the occupancy limit set by the Hamilton County Fire Marshall.
- 12) Any decorations used in the clubhouse must be easily removable and leave no damage or residue on walls or ceilings.
- 13) All decorations, inside and out, are to be removed at the end of the party. This includes but is not limited to, strings, balloons on sign post or fence, etc. 16. Burning of candles is permitted as long as a) they are not left unattended, b) the candles are protected in a fashion that prevents candle wax from dripping on MSRA property, and c) the burning candles pose no fire hazard.
- 14) All lights and fans should be turned off; doors and gate should be locked at the end of the party.

15) In consideration of the Property Owners adjacent to Mountain Shadows Club, noise/music should be at a reasonable level. Hamilton County Government does enforce a disorderly conduct law.

16) Once the pool is closed for the season, a minimum of one lifeguard may be required for clubhouse only rentals occurring before the pool opens and after the pool closes (prior to Memorial Day and after Labor Day).

- CLUBHOUSE ONLY during Pool Season
  - 1) The clubhouse is NOT available for rental any day during the Pool Season.
  - 2) The clubhouse is available for MSRA sponsored clubs and events only during the Pool Season except for three Mondays during the summer when it is available for private rentals.
- CLUBHOUSE ONLY during the Off Season
  - 1) Private parties are allowed any day of the week during the Off Season. (Typically September through mid-May).
  - 2) Member is responsible for any damage or cleanup including removal of trash.
  - 3) The rental fee is due no later than the day of the event
  - 4) Fitness classes should be scheduled and approved with MSRA by emailing [mntshadows@gmail.com](mailto:mntshadows@gmail.com)
    1. All fitness instructors will be required to provide proof of insurance.
- PRIVATE POOL PARTIES
  - 1) Private pool parties are allowed only on three Mondays during the pool season. The pool can be rented for a half day at a rate of \$250 or the full day for \$500.
  - 2) Member is responsible for any damage or cleanup.
  - 3) The date must be secured at least two weeks in advance so that the closing may be properly communicated to the community.
  - 4) The rental fee is due one (1) week before rental date and is non-refundable if not canceled one week prior to the event.
  - 5) A minimum of one lifeguard is required regardless if swimming is planned or not.
- MSRA SPONSORED CLUBS
  - 1) MSRA sponsored clubs may use the clubhouse only free of charge if all attendees are Members (verification required).
  - 2) Members may bring guests but a guest fee must be collected at the gate.

## 10. TENNIS COURT

- Tennis Court Rules (updated 2023)
  - 1) The use of the tennis courts is for MSRA Members/Residents and MSRA sponsored tennis and/or pickleball clubs only.
  - 2) No more than 4 people per court for team play.
  - 3) Courts may be reserved for team, club and/or MSRA approved clinics or matches. Schedule for such will be posted on the fence at the courts and on the website.
  - 4) Courts are ONLY for playing tennis or pickleball.

- 5) No skates, skateboards, bikes, or other wheeled vehicles allowed on tennis courts.
- 6) No pets allowed on tennis courts.
- 7) Yield court after 90 minutes if players are waiting.
- 8) No singles if players are waiting Saturday, Sunday, and holidays.
- 9) Players under 18 without a resident parent or guardian present must yield court to adults after 5 pm on weekdays and any time on Saturday, Sunday, and holidays, unless time has been previously approved and/or reserved with MSRA, in which case, team and/or club play will hold the courts as it has been requested and approved.
- 10) Adults requesting minors to yield must do so respectfully and in the spirit of kindness and community.
- 11) If a parent or guardian resident/member is present with a minor in match play, they may complete their 90 min time slot and do not have to yield the courts.
- 12) Players must wear shirts and regulation tennis shoes. No black soled shoes allowed.
- 13) Proper tennis etiquette should be observed at all times.
- 14) Tournaments, league play and other special events, approved in advance by the Board of Directors, may supersede any of the above normal priorities and time limits.
- 15) Tennis instructors may not teach lessons on weekends or holidays without specific Board of Directors approval in advance. Weekends begin at 5:30 pm on Fridays and end at 10 pm on Sundays.
- 16) Lessons should be requested by the instructor and approved prior to beginning by emailing [mntshadows@gmail.com](mailto:mntshadows@gmail.com).
  1. Proof of insurance will be required from any non-resident instructor conducting lessons for any residents/members on Mountain Shadows Tennis Courts. This must be submitted to the MSRA Board prior to lessons beginning.
- 17) All cups, bottles and trash must be put in containers.
- 18) Please refer to the guest policy regarding guests.
- 19) Non-residents are prohibited from use and will be asked to leave as these are private courts and facilities.
- 20) The light switch is located to the left of the gate inside the courts. Turn off lights when leaving.

## 11. BASKETBALL COURT

- Basketball Court Rules
  - 1) The use of the basketball court is for MSRA Members only.
  - 2) Hours of operations are set by the Board of Directors annually.
  - 3) Yield court after 1 hour if players are waiting.
  - 4) Players under 18 must yield court to adults after 5 pm on week days and any time on Saturday, Sunday, and holidays.
  - 5) Players must wear shirts and proper tennis shoes.
  - 6) No profanity, loud music, or fighting will be tolerated.



- 7) All cups, bottles and trash must be put in containers.
- 8) Please refer to the guest policy regarding guests.
- 9) The light switch is located on the lightpole. Turn off lights when leaving.

## 12. PLAYGROUND

- Playground and Park Rules
  - 1) The use of the playground and access to community property is strictly for MSRA Members and residents only.
  - 2) The playground and park closes at dusk.
  - 3) All cups, bottles and trash must be put in containers.
  - 4) Please refer to the guest policy regarding guests.