

April 4, 2006

Homeowner
Raspberry Falls Homeowners Association
Leesburg, Virginia 20176

RE: Pool Passes, Rules and Regulations for the 2006 season

Dear Homeowner:

The weather to enjoy the pool will soon be upon us and on behalf of the Board of Directors I have been directed to send the enclosed information soliciting a response prior to May 1, 2006. With your assistance the transition into a new pool season will be a smooth one.

Enclosed you will find the application for pool passes along with the rules and regulations for your pool.

If the unit you own is an investment property, keep in mind that your tenants will not receive this information unless you pass it on. This is to ensure that only registered individuals on your lease agreement are permitted to enjoy the amenities in which you pay for.

Pool passes will be forwarded to the address indicated on the application form prior to opening day, Saturday, May 27, 2006!

Please forward to me any questions you may have in kind to the letterhead address above.

Respectfully,



Darrin S. Cassidy, CMCA, AMS
Community Association Manager

Enclosure

Offices

ALEXANDRIA ♦ **FAIRFAX**
Specialists in Property Management

Raspberry Falls HOA 2006 POOL RULES AND REGULATIONS

The following rules constitute the current rules governing the use, operation and availability of the Raspberry Falls swimming pool. These rules are for the benefit and protection of all residents and guests. Failure to follow these rules can cause immediate removal of pool privileges by the offending person or persons. These rules may be amended at any time. Hours of operation for the swimming pool will be posted outside of the pool/clubhouse area.

Permitted Users and Entry:

1. The pool operating staff will control entry to the pool. Entry is restricted to Raspberry Falls residents and their guests during posted pool operation hours.
2. Pool passes are non-transferable and are required for entry to the pool area. Pool passes will be revoked on-site immediately at the discretion of the pool management company attendant or by the HOA for misconduct or non-compliance of the pool rules and regulations.
3. **Any child under the age of 12 must be accompanied by a responsible adult** (an adult is defined as a qualified, responsible member of the community 18 years of age or older) while in the pool enclosure or pool clubhouse. Children ages 12 to 15 years old will be admitted to the pool unaccompanied by an adult provided that they demonstrate good swimming skills and are well behaved. Lifeguards have a right to conduct a swimming test to ensure a child's swimming ability. Pool attendants have the right to refuse admission to the pool for children under the age of 15.
4. Admittance to the pool will be denied and pool passes revoked for any homeowner or their tenants who are not in *good standing* with the Association. This includes those who are (a) delinquent (30 days past due) on their assessments, (b) have been cited for a failure to follow covenants requirements of the Association including maintaining their home, or having failed to request approval from the HOA for an architectural modification to their home or (c) have another outstanding issue with the HOA that the board feels is important to resolve.
5. Upon each visit to the pool, all residents must enter their name(s) or any guests' name(s) into the registry maintained at the pool entrance.
6. Entry will be denied to anyone with any of the following conditions: communicable diseases, wearing bandages, skin abrasions, coughs, colds, severely enflamed eyes, infection, open sores, excessive sun burn, nasal or ear discharge.
7. All residents and guests are required to enter and exit the pool through the clubhouse restrooms. The gate on the pool enclosure is for emergency access only.

Health and Safety:

8. All swimmers must shower before entering the water or risk suspension of privileges to use the pool.
9. All swimmers must wear appropriate swimming attire. Street clothes of all types are prohibited in the pool. Infants wearing diapers should be appropriately dressed and regularly checked. Parents will be held responsible for the cost of closing the pool and cleaning due to accidents by their children.
10. Children over five years of age are NOT permitted to use the wading pool.
11. Wheeled vehicles (except attended strollers and wheelchairs) are not allowed in the pool enclosure.
12. Pets are not allowed in the pool enclosure or in the pool clubhouse.

13. The on-site attendant has the authority to close the pool for weather, equipment failure or due to other hazardous conditions.

Liability:

14. Anyone using the pool does so at his or her own risk. **The Raspberry Falls HOA is not liable for personal injury or loss/damage to personal property.**
15. Lifeguards will be on duty at all times during pool operating hours to ensure safe swimming conditions in the main pool. The pool management company does not provide supervision for the children's wading pool. All supervision of children is the sole responsibility of the accompanying adult.
16. The Association is not responsible for the theft or loss of any personal property of any resident or guest to the pool or clubhouse. Unclaimed articles will be disposed of after fourteen (14) days by the pool management staff.
17. Residents are liable for all damages to the community facilities caused by their family members or guests.
18. Persons using the pool are responsible for observing conditions and reporting any unsafe conditions promptly to the pool management attendant(s).

Personal Conduct:

19. Running, pushing, wrestling, acrobatics or any type of horseplay anywhere in the pool enclosure is prohibited.
20. No diving is allowed off of the pool deck.
21. Spitting, spouting water and nose blowing is not permitted.
22. No abusive, offensive or profane language shall be permitted.
23. Smoking is prohibited.
24. Any behavior causing undue disturbances will not be tolerated. Those causing disturbances will be immediately removed from the pool at the discretion of the pool Management Company or HOA representatives.

Food and Drink:

25. Alcoholic beverages are prohibited.
26. Chewing gum is not allowed in the pool enclosure.
27. Food and refreshments are permitted on the pool deck provided eating and drinking takes place at least 10 feet from the pool edge. No eating or drinking is permitted within the pool.

Items in the Pool Enclosure:

28. Glass (except for eyewear) is prohibited.
29. The use of flotation devices and toys in the pool enclosure will be at the discretion of the on-site attendant.
30. No barbecue grills are allowed in the pool area or on the recreation facilities without prior written approval from the Association.

The on-site attendant and the HOA board members have the immediate authority to act on any situations not specifically covered by these rules.

RASPBERRY FALLS HOA

POOL HOURS OF OPERATION

NON-SCHOOL DAYS/HOLIDAYS

SCHOOL DAYS

MONDAY	NOON – 8:00PM	4:00PM – 8:00PM
TUESDAY	NOON – 8:00PM	4:00PM – 8:00PM
WEDNESDAY	NOON – 8:00PM	4:00PM – 8:00PM
THURSDAY	NOON – 8:00PM	4:00PM – 8:00PM
FRIDAY	NOON – 8:00PM	4:00PM – 8:00PM
SATURDAY	10:00AM – 8:00PM	10:00AM – 8:00PM
SUNDAY	10:00AM – 8:00PM	10:00AM – 8:00PM
JULY 4 TH	10:00AM – 5:00PM	
MEMORIAL DAY	10:00AM – 8:00PM	

Board of Directors

Raspberry Falls Homeowners Association

April 4, 2006

**RASPBERRY FALLS HOA
2006 POOL MEMBERSHIP APPLICATION**

RASPBERRY FALLS ADDRESS: _____

OWNER(S) ADDRESS: _____

OWNER HOME PHONE: _____ **WORK PHONE:** _____

RENTER NAME(S): _____

RENTER HOME PHONE: _____ **WORK PHONE:** _____

Name of Household Member:	Sex	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

We have read the rules governing the use of the Raspberry Falls HOA swimming pool. We acknowledge that we fully understand these rules and agree to abide by them. We understand that failure by myself, by members of our household, or by our guests to abide by these rules can result in suspension of our rights to use the pool facility. We do confirm and agree that any individuals listed above are RESIDENTS of my home.

OWNER(S) SIGNATURE _____
DATE

OWNER(S) SIGNATURE _____
DATE

TENANT(S) SIGNATURE _____
DATE

TENANT(S) SIGNATURE _____
DATE