

**MILLENNIA PARK HOA INC.
KEY FOB RULES AND AGREEMENT**

Electronic key Fobs will be available at \$50.00 fee each to all MILLENNIA PARK HOA owner/residents only. The bracelets are \$10.00 each.

Homeowners:

Requirements for owners to obtain a Key Fob:

1. Must be the owner of record for the unit
2. Must be current on assessments
3. Must not be in violation of any covenant or restrictions of the Community
4. Must sign the agreement to abide by the Pool Rules
5. Must sign this agreement for Key Fob rules

Renters/Homeowners Responsibility:

Homeowners who rent their units relinquish pool privileges to their renters but are still responsible for all use or abuse of the facilities accessed by the Key Fob

Requirements for renters to obtain a Key Fob:

1. Owner must have a rental agreement on file with Management Company
2. Owner must provide a copy of the lease to the Management Company
3. Owner must provide a current rental lease agreement each time that lease expires. Rental agreement must be updated prior to expiration date to avoid key deactivation.
4. Owners must sign written permission for the renter to receive a Key Fob and an automatic fee of \$50.00 will be charged to the renter as DEPOSIT.
5. Renters will also have to sign and agree with Pool and Key Fob rules

Key Fob Rules:

All Key Fobs are coded and all entries logged and exits documented. **Facilities are monitored 24/7.**

1. Key Fobs are not transferable
2. Violations of Pool Rules will result in loss of pool privileges
3. Any damages incurred to the facility will be the financial responsibility of the homeowner who actually owns the Key Fob.
4. Anyone allowing use or entry to any person other than the recipient will lose pool privileges. *Every unit must be electronically and individually scanned for entry.*
5. Minors are the sole responsibility of adults allowing them access.
6. The Key Fob must be kept in good working order. Do not swim with or immerse the Key Fob in water as it will deactivate it.
7. If past due on assessments, Key Fobs will be deactivated WITHOUT NOTICE and cannot be activated again until the full balance has been paid.

Lost or Stolen Key Fob:

1. Report a lost Key Fob IMMEDIATELY (Treat it as a credit card!)
2. The lost Key Fob will be deactivated to prevent you from responsibility of damages
3. A replacement Key Fob will be provided at the cost of \$50.00/\$100.00 (by frequency).

This date _____ I have read, understand and will abide by the Key Fob Rules.

Homeowner Signature: _____

Print Name: _____

Property Address: _____

Renter Signature: _____

Print Name: _____

Property Address: _____

**MILLENNIA PARK HOA INC.
POOL RULES AND AGREEMENT**

Absolute Rules from Orange County, the Health Department and our Insurance Company:

1. No swimming after dusk/dark due to lighting
2. No alcoholic drinks anywhere within the pool enclosure.
3. Gates must be closed and locked at all times
4. No grills of any kind within the pool enclosure.
5. No smoking within the pool enclosure
6. Animals are not allowed anywhere at the pool or cabana.
7. Pool equipment is to be used only for emergencies.
8. Pool depth does not permit diving
9. Pool capacity is 39 people
10. Food and drinks are never allowed in the pool.

Universal Pool Rules:

1. No running or rough play on pool deck at any time.
2. Wheeled vehicles are limited to handicapped or strollers
3. Everyone must leave the pool at the first sign of a thunder and lightning storm.
4. Shower before entering the pool and if lotions are applied in between swims.
5. Do not use soap or shampoo at the pool shower.
6. Children under 18 must be supervised by an adult.
7. No Styrofoam floats, noodles or toys are allowed because of pool filters.
8. Infants and toddlers not toilet trained must be in a diapers with water tight panties.

MILLENNIA PARK Pool Rules:

1. Open DAWN to DUSK. Anyone before or after these hours will be considered trespassing.
2. **Pool capacity – Bathing Load: 64 People.**
3. NO LIFEGUARDS ON DUTY at any time, swim at your own risk.
4. **Children under 18 years of age must be accompanied and supervised by a resident adult.**
5. In the interest of health and hygiene, showering before entering the pool is required.
6. **Proper swimwear is required. Cut-offs or regular clothing is PROHIBITED.**
7. Nude swimming is PROHIBITED.
8. **Children not completely toilet trained must wear swim diapers at all times in the pool or deck.**
9. Do not use the pool if you are ill with diarrhea.
10. **Do not swallow the water, it is re-circulated.**
11. Person with any open wound is PROHIBITED in the pool or pool area.
12. **Rowdiness, Running, Jumping and Horse-playing is PROHIBITED.**
13. Radios and Loud Music is PROHIBITED.
14. **Smoking and Alcohol consumption is PROHIBITED.**
15. GLASS, PLASTIC and Paper CONTAINERS of any kind are PROHIBITED pool or deck area.
16. **Food and Drinks on the pool or deck area are PROHIBITED.**
17. Adult floating devices, Skate boards, Bicycles, Balls of any sports, Frisbees, etc. are PROHIBITED inside the pool and/or fence area.
18. **Swimming during periods of Thunders or Lightning is Dangerous and is PROHIBITED.**
19. Animals, with the exception of service dogs are PROHIBITED in the pool area (per County Health Code).
20. **Pool Gate MUST be LOCKED at all times. Each key holder is responsible to properly close the gate.**
21. Any person without a key is not permitted to access the facilities.
22. **Guest must be accompanied by a Hidden Lakes resident at all times.**
23. Violating these rules will constitute a pool suspension to the Residents (property owners or lessees) AND are completely responsible for the conduct of their guests.

NO DIVING

This date, _____, I have read, understand and will abide by the Pool Rules.

Homeowner Signature: _____

Print Name: _____

Renter Signature: _____

Property Address: _____