

OAK BROOK Owners Association

POOL RULES

16900 Morgan Hill Trail Austin, Texas 78717

EFFECTIVE DATE-2009; Revised Date 2026 Season

AMENDMENTS TO THESE OR OTHER 'COMMON AREA FACILITY' RULES ARE SUBJECT TO CHANGE. ADDITIONAL OR AMENDED RULES MAY BE POSTED AT THE SWIMMING POOL OR COMMON AREA AND WILL APPLY ON EFFECTIVE DATE POSTED.

To schedule Pool Parties you must contact Property Manager Alice English with Goodwin Management at alice.english@goodwintx.com.

Oak Brook residents may use the pavilion by the pool on a first-come first-serve basis.

CARD KEY INFORMATION

- Pool gates are to remain locked at all times. The pool may be accessed only with a card key (FOB) and under no circumstances should the gates be propped open. The fence and gate that surround the pool area are for resident protection.
- INPORTANT: Card keys will be activated ONLY for residents in “good standing” with the Association. To be in “good standing,” you must:
 - 1) Be current on your assessments, paid within 30 days of the most recent due date;
 - 2) Be in compliance with the Deed Restrictions (no more than one letter of notice regarding a specific violation); AND
 - 3) Have a current waiver form on file with Goodwin Management.
- Swimmers must have a pool key with them to enter the pool area. Residents must use their own family card key for entry activation. Entry of multiple residents(s) from different household(s) on a single card key is not permitted - the gate should not be left open, even for another Oak Brook resident. Pool is for use of Oak Brook Members and their invited guests only. Lost card keys will be replaced with a non-refundable \$25 fee and the lost card key will be deactivated.
- One additional cardkey per family may be purchased for a non-refundable \$25 fee.

Pool card keys will be issued to adults (age 18 years and older), after an Acknowledgment & Waiver form is signed. One pool card key per household will be issued, If your card key is lost or stolen, you will be provided with a second replacement card key AT A COST OF \$25.00 TO YOU and your old card key will be deactivated, rendering it useless. To obtain a card key, please sign (execute) the Acknowledgment & Waiver form and send or bring it to Goodwin Management during the business hours of 8:30 a.m. to 5:30 p.m. Upon receipt of the signed waiver form, a card key will be mailed or given to the resident, and then activated WITHIN 3 BUSINESS DAYS, pending evaluation that the residence is in “good standing” (see the beginning of these Pool Rules). **CARD KEYS WILL NOT BE ACTIVATED OUTSIDE OF THE LISTED BUSINESS HOURS, OR ON WEEKENDS.** By signing the Acknowledgment and Waiver Form, members agree not to distribute card keys to anyone outside of their immediate family.

GENERAL REQUIREMENTS AND CONDUCT

1. **USE OF ANY FACILITY AND EQUIPMENT PROVIDED IN THIS AMENITY CENTER IS AT YOUR DISCRETION.**

PLEASE USE CAUTION. SWIM AT YOUR OWN RISK.

2. Proper swim attire is required. No “cut offs” are allowed.
3. Children under the age of 4 are not allowed in the pools without a swim diaper. **SWIM DIAPERS ARE REQUIRED.** Parents must check swim diapers AT LEAST 3 times per hour. If your child is found to be responsible for a closure due to fecal matter, all costs to clean and the pool may be assigned to your family.

In the event of pool contamination by fecal matter or other dangerous contaminants immediate contact Goodwin Management at 512-852-7904 or 512-638-0465.

4. Conduct by any resident(s) or their guest(s) deemed to be **dangerous, unreasonable, or offensive** (including “horseplay”), is not allowed and should be reported to Goodwin Management at 512-852-7935 or 512-507-7294 or on the TownSq app, or direct email to alice.english@goodwintx.com. Any individual disciplined repeatedly, or for serious infractions, will lose all pool privileges for the rest of the season.
5. Running within the pool area is prohibited.
6. **No playing with the lifeguard ring, hook, lane markers, other safety or lifeguard equipment or the skimmer net.**
7. Pets, bicycles, skateboards, roller skates, or motorized cycles **are not allowed** within the pool fences.
8. Diving from the side of the pool is **not permitted**.
9. **No glass containers of any type are allowed in the pool area.**
10. Food shall only be consumed in the covered area away from the pool. **No** chewing gum is allowed in the pool.
11. All trash generated by swimmers must be placed in garbage containers or otherwise properly disposed of.
12. Swimmers are encouraged to shower before entering the pool.
13. Any items lost will be your responsibility. If loss or find is of great value, please contact **Goodwin Management at 512-852-7935.**
14. In the event of inclement weather, swimmers are to clear the pool during the storm and for at least thirty (30) minutes after lightning and/or thunder has ceased. Patrons are welcome to stay in the pool area during this time but are cautioned to stay a safe distance from the water.

15. The gates are to remain locked at all times. The pool can be accessed with a pool card key and under no circumstances should the gates be propped open. The fences and gate that surround the pool area are for resident protection.
16. Swim safely and treat others as you would like to be treated.
17. **UNDER NO CIRCUMSTANCES WILL ALCOHOL, TOBACCO, FIREARMS, OR DRUGS BE PERMITTED IN THE AMENITY CENTER OR SURROUNDING AREAS AND ANYONE SEEN ENGAGING IN THE USE WILL BE SUBJECT TO LOSS OF PRIVILEGES FOR A PERIOD OF TIME TO BE DETERMINED BY THE ASSOCIATION BOARD OF DIRECTORS. OTHER LEGAL ACTIONS MAY ALSO BE TAKEN IN CONJUNCTION WITH THE WILLIAMSON COUNTY SHERIFF'S DEPARTMENT AND THE COUNTY CONSTABLE**
18. Climbing the pool fence/gate or other unauthorized entry is strictly prohibited and subject to loss of pool privileges and/or possible prosecution.

ADULT SUPERVISION

- Children age 17 and under must be accompanied by an adult age 18 or older.

LOSS OF POOL PRIVILEGES

- Any individual(s) using the pool after hours (see pool hours), will lose all pool privileges for the rest of the current season.
- Any individual(s) committing acts of vandalism to the pool, pool house, equipment and/or surrounding area will lose all pool privileges for a period of time determined by the Board of Directors, plus be held responsible for cleaning, repair or replacement costs of damaged items and/or possible prosecution.

MISCELLANEOUS

Guest Policies

Guest(s) must be accompanied by a resident age 18 or older. Guests are limited to 4 per family. If you need to entertain more than 4 guests, please call Goodwin Management at 512-852-7935 to make arrangements. **Guests are subject to all pool rules above and may be asked to leave immediately if they are** involved in misconduct or vandalism. Residents who find individuals on the premises without permission should ask them to leave immediately. If the individual(s) do(es) not leave, please call the Williamson County Sheriff's Department at **512-943-1300. The call box in the foyer should be used for emergencies such as drowning, injury, illness, fire, etc. Be aware that calling 911 on your cell phone may be more expeditious.**

Restrooms

The restrooms at the pool are cleaned and sanitized via contract with a janitorial service. Special cleaning products are applied which reduce and control the growth of harmful bacteria found on urinals, commodes and seats. The designated maintenance person(s) is(are) responsible for cleaning mirrors, counters, stocking hand towels, emptying trash, and hosing down the floors. Please help keep our restrooms clean by cleaning up after yourself, your guests and your children.

Pool Parties

Informal/non-private parties (i.e. children's birthday parties, Boy/Girl Scout troop gatherings, etc.) may be held at the Pool Pavilion or inside the gates at the covered pool area during scheduled hours. "Informal" means that residents may NOT turn away other members or their guests from the pool, as long as they meet the "guest policy." Per the Association's Deed Restrictions, commonly held amenities must be made available to all residents (except for those "not in good standing") when facilities are open during normal seasonal hours. Pool parties must be scheduled by an Oak Brook homeowner (18 years or older) at least one week in advance with the Property Manager. Parties are scheduled on a first-come, first-serve basis. A Recreational Use Agreement must be executed at the time the party is scheduled. Additionally, a rental fee and refundable deposit must be paid by the party sponsor, if so required according to the number of people attending the pool party.

Each party has a guest limit of 25 people max. **All parties are scheduled at the sponsored homeowner's assumed risk for themselves and their guest(s).**

The sponsor of each party is responsible for providing at least one adult chaperone (18 years or older) for every five guests aged 17 and under. The number of parties will be controlled by the Board of Directors; limitations will be imposed, if necessary.

ADDITIONAL RULES POSTED AT SWIMMING POOL WILL ALSO APPLY