

# **BEACON HILL RECREATION ASSOCIATION SWIMMING POOL RULES AND REGULATIONS**

**Revised July 1, 2025**

## **I. Hours of Operation**

- The swimming pool will be open from 10:00 a.m. until 10:00 p.m. daily.
- Unauthorized use of the pool or pool area outside of the pool hours will result in fob deactivation.
- In the event of “inclement weather”, as determined by Allegheny County Rules and Regulations, the pool may be closed at the discretion of the Beacon Hill Maintenance Supervisor or Beacon Hill Recreation Association Board of Directors.
- In the event of inclement weather, all residents must clear the pool for 30 minutes after the last sighting of thunder or lightning, according to Allegheny County Rules and Regulations.

## **II. Use of the Pool**

- The pool is for the exclusive use of Beacon Hill residents and their guests. Admittance is regulated by the fob system. Fobs must be scanned to gain access to the pool and pool area.
- There is a \$30.00 replacement fee for a lost key fob.
- All unit owners' HOA fees must be current, in order to utilize the pool or pool area.
- Any homeowner who provides residents or nonresidents without fob access to the pool area or pool will result in their fob being deactivated and risk the suspension of their pool privileges.
- Guests must be signed in and accompanied by a resident of Beacon Hill. Residents are defined as those who permanently live at Beacon Hill. If you rent out your garden condo or townhouse, the renter is therefore the permanent resident at Beacon Hill, not the owner.
- All persons using the pool agree to abide by the Rules and Regulations and to any further revisions as they may occur.

## **III. Guests**

- Guests must be accompanied by a resident at all times. Residents may not enter the pool area with their guests and then leave the pool area. If the resident is not in attendance at the pool area, then the guest must also leave.
- Households can have a maximum of 4 guests at the pool at any given time. Children under the age of 2 are not included in the guest count.
- If a household would like to have more than 4 guests at one time, advanced permission is required by contacting RJ Community Management. Permission is not guaranteed.

- Residents must accompany and are responsible for all guests.
- Residents with guests are required to sign-in themselves and their guests.

#### **IV. Rules**

- The Beacon Hill Recreation Association reserves the right to revise these Rules at any time to aid and improve the enjoyment and safety of the residents.
- The Rules and Regulations established by the Association are for the benefit and safety of all residents.
- All children under the age of fourteen (14) must be supervised by an adult eighteen (18) years or older (parent or guardian), who is a resident of Beacon Hill.
- Anyone entering the pool area other than through the fob system, (i.e., by jumping the fence, etc.) will result in their pool fob being deactivated.
- No glass containers of any kind may be brought into the pool area.
- Running, pushing, wrestling, frisbee throwing, dunking, rough play, etc., are not permitted within the pool and pool area. Be mindful of others when using pool toys or rafts. Water guns and soakers are prohibited.
- Diving is strictly prohibited.
- The stairs and ladders to/from the pool shall be kept clear at all times to keep the pool entries and exits open. Sitting on the pool steps and ladders is a safety hazard and is prohibited.
- No bicycles, tricycles, or skates are allowed in the pool area.
- All persons at the pool must wear appropriate swimming attire. Cut-off jeans are not permitted in the pool.
- Non-swimmers are prohibited in the deep end. Swim at your own risk; there is no lifeguard on duty.
- Disruptive people will be reported to the Management Company and the Board of Directors by submitting an Infraction Form, located on the table by the Pool sign-in sheet or online at [bhrechoa.com](http://bhrechoa.com).
- All injuries, however slight, must be reported to property management by completing the Incident Form that is located on the table by the Pool sign-in sheet or online at [bhrechoa.com](http://bhrechoa.com).  
For any emergency, call 9-1-1 from your cell phone or the Emergency phone on the wall. This phone goes directly to a 9-1-1 operator.
- Take care to prevent pool soiling. Children who aren't toilet trained, and anyone who is incontinent, must wear waterproof pants. All diapers must be put in a plastic bag before disposal.

- People suffering from temporary skin conditions such as poison ivy, poison oak, or poison sumac, open sores, fungus conditions or other similar skin conditions are prohibited from using the pool. If you have any infectious issues, you must **not** enter the pool.
- All trash must be deposited in the trash receptacles and cans in the recycling bins.
- No smoking or vaping is permitted in the pool and pool area. There is a smoking area with benches and an ashtray along the sidewalk outside of the pool area fence.
- No pets are allowed within the pool enclosure at any time. ONLY certified service animals can be allowed on the pool deck and in other areas where the public is allowed to go.
- Parking is NOT permitted in the following areas: building #11 parking lot, in front of the maintenance building/shed, or along the pool access drive.
- Grill use is limited to pool hours, and they are to be cleaned if they are used. No other grills are permitted.
- The Clubhouse is available year-round for rental. When rented, residents using the pool are not permitted to access the Clubhouse main room, kitchen, deck, upstairs bathrooms or outside stairs.

#### **V. Responsibility**

- The Beacon Hill Recreation Association and the Management Agent will not be responsible for the loss of personal property in or about the pool area, grounds, or parking area.
- All residents and guests using the pool facilities do so at their own risk. The Recreation Association and the Management Agent will not be responsible for any accidents in connection with such use.
- The cost of any property damage caused through the negligence or carelessness of a resident or a resident's guest will be assessed to the resident.

**\*\*\*VIOLATION OF THE RULES AND REGULATIONS, BY ANY RESIDENT, OR HIS/HER GUEST, COULD RESULT IN THE DEACTIVATION OF POOL FOBS AND SUSPENSION OF POOL PRIVILEGES. THIS WILL BE DETERMINED BY THE BEACON HILL RECREATION BOARD OF DIRECTORS AND MANAGEMENT, BASED ON THE NATURE, SEVERITY AND FREQUENCY OF THE VIOLATION \*\*\***