

**WINDCREST @ MEADOW WOODS HOA INC.
KEY FOB RULES AND AGREEMENT**

Homeowners:

Electronic key Fobs are available at Windcrest @ Meadow Woods H.O.A. Management office.

Requirements for owners to obtain a Key Fob:

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

INITIALS: _____

Renters/Homeowners Responsibility:

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

Requirements for tenants to obtain a Key Fob:

1. Owner must have a formal rental agreement the tenant
2. Owner must provide a copy of the lease to our Management Company
3. Owner must provide a new rental lease agreement each time that lease expires or if a renter leaves during the term of the agreement, owner must notify Management
4. Owners must sign written permission for the renter to receive a Key Fob
5. **Renters will also have to sign, abide by and agree with Pool and Key Fob rules**

INITIALS: _____

Key Fob Rules:

All Key Fobs are coded, and all entries and exits are logged and documented.

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 owns the Key Fob.
4. Anyone allowing use or entry to any person other than the recipient will lose pedestrian and pool gate privileges. *Every key must be electronically and individually swiped 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 may deactivate it.
7. If past due on assessments, Key Fobs will be deactivated FOR POOL USE WITHOUT NOTICE and cannot be activated again until the full balance has been paid.

INITIALS: _____

Lost or Stolen Key Fob:

1. Report a lost Key Fob IMMEDIATELY to MANAGEMENT (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**

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

Homeowner Signature: _____ Print Name: _____

Property Address: _____

Tenant Signature: _____ Print Name: _____

Property Address: _____

**WINDCREST @ MEADOW WOODS 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. No night swimming. **POOL CLOSED AFTER DARK, NO ONE ALLOWED INSIDE POOL/CABANA AREA.**
2. No alcoholic beverages.
3. Gate must always be closed and locked.
4. No grills of any kind within the pool.
5. No smoking around the pool
6. Animals are not allowed anywhere at the pool or deck area.
7. Pool equipment is to be used only for emergencies.
8. Pool depth does not permit diving.
9. Windcrest pool capacity is 20 people.
10. Food and drinks are never allowed in the pool.

INITIALS: _____

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 diaper with water tight panties.

INITIALS: _____

Windcrest @ Meadow Woods H.O.A. Pool Rules:

1. Residents must accompany any guests.
2. Be aware that pool use is at one's own risk.
3. Pool equipment is to be used for emergency only.
4. Everyone should leave the pool at the first sign of a thunder and lightning storm.
5. Music and voices carry are not permitted, must be respectful of nearby neighbors and others at the pool.
6. Proper swimsuits are required. No cut-offs permitted. Nude swimming is prohibited.
7. Always use towels on chairs to avoid oil and lotion damage to the pool furniture.
8. Kindly return furniture to original positions and wipe it off.
9. If you feel ill, have cuts, blisters, or skin, or have a communicable disease, do not enter the facilities.
10. Please be sure to turn off the shower when finished, it is not automatic.
11. No Food or drinks are permitted.
12. No pets allowed.
13. Kindly leave restrooms the way you would like to find them.
14. When using restroom lights, allow them to shut off automatically.

INITIALS: _____

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

Homeowner Signature: _____

Print Name: _____

Property Address: _____

Tenant Signature: _____

Print Name: _____