

Hello, Dear Members of Cloudland Station!

Happy Pool Season!

John and I, on behalf of the HOA Town Council, want to thank you for taking great care of our community pool last season! The new pool policies implemented in 2023 were very well-observed and served as a great protection of our investment.

For new residents and members, the details and explanation of those pool policies and philosophy are at the end of this document. For everyone else already familiar - we have made a few clarifications with the rules for 2024, which are highlighted in ***BOLD ITALICIZED*** type below.

Have a great summer and hope to see all of you at the pool!

John and Angie for the HOA Town Council

Cloudland Station Pool Rules

DEFINITIONS:

MEMBER(S). Lot/home owners, Stationaires Club Members and their dependents sharing their primary address. Includes part and full-time students under the age of 30.

Examples:

Owner Jimmy Jones' elderly mother lives with him full time. She is considered a member.

Owner Sally Smith has a daughter who just graduated from UGA, got a great job and is living in Chattanooga. We are so proud of her, but she is no longer a member.

GUEST(S). Friends and extended family of lot/homeowners and Stationaires Club Members. Includes children living independently, grandchildren, siblings, cousins, aunts and uncles and in-laws.

RULES:

Pool Season. Pool season opens on Memorial Day Weekend, and closes on the Sunday two weeks after Labor Day Weekend.

Pool Hours. Pool is open from 10:00 am to 10:00 pm

MEMBER Usage. All MEMBERS who are current on HOA fees have unlimited access to the pool during open hours.

GUEST Usage.

- **GUESTS must be accompanied at all times by a MEMBER.** The only exception to this rule is if GUESTS are **overnight** occupants of a MEMBER'S home or Stationaires Club Cottage ***without the MEMBER staying with them*** (See "OVERNIGHT GUEST" below)
- Each member household will receive 20 guest credits annually. If guest credits are not used, GUESTS must pay prior to entry a \$5 fee per person at the Plucky Peacock Farm Stand or via Venmo to **@Cloudland-Station-15** for a full day of pool privileges. Pool fees will be segregated for pool use and will receive a separate line item in the HOA financials.

- GUESTS must be signed in with the required information on Heylo under the “Pool Guest Registration” topic heading by the MEMBER
- MEMBERS are responsible to ensure all GUESTS are acquainted with and complying with all pool rules
- GUEST sitters who regularly supervise a member child qualify for a fee reduction, TBD on an individual basis, based on usage.

OVERNIGHT GUEST privileges procedure. ***This applies to GUESTs who are staying at your house without you.***

- Upon arrival on the property, overnight GUESTS must preregister for their pool privileges by signing a conduct waiver acknowledging willing compliance with all pool rules
 - At the same time, a \$5/per person per day resort fee must be paid for days selected to use the pool during GUESTS’ stay and is nonrefundable. MEMBER may choose to use guest credits in lieu of payment.
- Example:

Sarah Smith loans her secondary home to her good friends, the Luckies. Mr. and Mrs. Luckie must stop by the Farm Stand on their way in to sign a conduct waiver and to indicate they

intend to use the pool on Wednesday and Thursday, paying a total of \$20 for the two days for two people. Staff will register them on Heylo.

GUEST Limit. GUESTS are limited to the following per home/lot as follows:

- Saturdays, Sundays, and Holidays: 6 GUESTS
- Weekdays: 10 GUESTS
- Examples:

Jimmy Jones loans his mountain mansion to Betty and Bobby Blest. They have 8 children who love to swim. An optimal scenario is for Jimmy Jones' Overnight Guests to arrive on Monday and leave on Friday so all 10 of them can go to the pool together since the weekend has a 6 guest limit.

Member Sally Smith's family of four is using a Watercolor cabin for the weekend. Sally is a cool mom and wants to have a 17th birthday party for her son, inviting friends up from Atlanta on Saturday. Although son Scotty is super popular, he must choose only 6 Fortunate Friends to celebrate with him.

MEMBER Family Gathering. Once a year per MEMBER household, MEMBERS may exceed the GUEST limits to have a family party

- GUESTS are limited to relatives only
- Maximum of 20 GUESTS
- Reservations must be made through the Community Director. Only one family gathering will be permitted at the pool at a time and will be posted on Heylo.
- Maximum duration of 4 hours
- May not be scheduled on a holiday weekend
- GUEST fees of \$5/person apply or guest credits may be used
- Non-exclusive - pool will still be open to all other HOA members during the party

Pool and Pool Area

1. This is an unattended “swim-at-your-own-risk” pool facility - there is no lifeguard on duty. Use of the facility is at the sole risk of the individual using the facility. Persons at an increased risk of drowning must be accompanied by a responsible adult swimmer at all times.
2. In the event of a serious injury or life-threatening emergency, call 911 and then call a staff member.
3. No unattended solo bathing.

4. Persons under the age of 16 must be accompanied by an adult at least 18 years of age and responsible for that individual.
5. Only attire designed specifically for swimming may be in the pool. Regular clothing emit fibers that can ruin the pool pumps.
6. No sitting, climbing, or walking on infinity edge.
7. No swimming in lower basin.
8. Non-swimmers are required to wear flotation devices and are required to be within arms' reach of a guardian/responsible swimmer at all times.
9. Persons with incontinence issues/not potty trained must wear swim diapers with plastic water-tight covers at all times in the pool area. Infant and toddler sizes are sold in the Plucky Peacock Farm Stand.
10. No spitting, spouting, nose-blowing or other bodily excretion is allowed in the pool.
11. Any person having infections, inflamed eyes, colds, nasal or ear discharges, poison ivy, open sores, or any communicable diseases should not enter the pool.

12. No hard projectiles, such as tennis balls, hard balls or Frisbees, are allowed in the pool. Soft sponge balls, diving toys, water guns, noodles, and other pool-related toys are allowed.
13. All swimmers must exit the pool immediately on the occasion of lightening or thunder. The pool will remain closed until 30 minutes after the last occurrence of lightning or thunder.
14. No diving
15. No smoking or vaping
16. No glass on the pool decks
17. No pets inside the pool fence
18. No reserving pool furniture when not present.
Please move your personal items from tables and chairs if exiting the pool for a prolonged period.
19. Keep pool deck tidy
 - Throw away all trash
 - Sweep up any food debris on the pool deck with the provided broom and dustpan
 - Move furniture back to original positions

- Personal items left behind will be placed in lost and found receptacle for one week and then discarded
20. Close umbrellas when leaving pool to prevent them from becoming damaged.
 21. No food, drink, or wrappers within 10 feet of pool.
 22. No running or rough play
 23. Cloudland Station is a family environment. Please keep this in mind when consuming alcohol, making swimming attire choices, and covering up outside the swim area.
 24. Have Fun!

Pool Contamination

1. Any member or guest experiencing stomach problems, intestinal discomfort, or diarrhea is asked to refrain from swimming. Parents of young children are asked to monitor their child's health to insure that they are not experiencing similar conditions.
2. Children of diaper age must wear swim diapers with plastic covers at all times while in the pool or on the pool deck. They should be monitored and frequently changed in order to avoid any leakage. Young, non-

diapered children should also be monitored to ensure they visit the toilets frequently.

3. Diaper changing must take place in the restroom only. Changing diapers on the pool deck is prohibited.
4. All pool contamination must be reported to Cloudland Station staff immediately.
5. In the event of stool, blood or vomit contamination, the pool will be cleared and all contaminate material removed. The pool will be reopened only once a proper cleaning has been conducted and chlorine treatment has been applied. This may take up to 24 hours.

Letter from 2023: New Pool Rules

We are so pleased that Cloudland Station is growing! As membership expands, the pool rules need to keep up with that growth.

The pool committee, in conjunction with a subset of the membership and the Town Council, have revised the following Pool Rules, effective immediately.

While making these revisions, we have kept in mind that while there is an expectation of members that they are joining an exclusive club, members want to enjoy their extended family and friends as pool guests. Our goal was to strike a healthy balance between these two objectives, along with setting basic rules related to safety and maintenance.

There are two major changes. First, we need guests to be accompanied at all times by Members. This is a market standard for private pools that is being enforced nationally. This requirement serves the primary purpose of ensuring safety and protecting assets, because a vested party, the member, is present at the pool throughout the total visit and can monitor guests' compliance with all rules.

The purpose of allowing a guest at the pool is to enable greater visitation of members with extended family and friends. Allowing such guests to enjoy the pool without the member present does nothing to achieve this

objective, and only erodes any sense of exclusivity, especially when this occurrence is multiplied across all members.

Second, all private pools charge fees to guests. This is a standard that needs to be implemented to help with the costs of running the pool. All fees will remain in the HOA to offset HOA costs.

Thank you for being a part of Cloudland Station and for your support in protecting one of our most beautiful assets. See you at the pool!

John and Angie on behalf of the HOA Town Council