



PORT LIBERTÉ HOMEOWNER'S ASSOCIATION

Administrative and Property Management Offices

28 Chapel Avenue, Jersey City, New Jersey 07305

Telephone (201) 536-0116 Telefax (201) 536-8553

May 1, 2008

Dear Port Liberté Residents:

Please find enclosed the 2008 Port Liberté Homeowners Association's Pool Rules and Regulations. We would like to inform you that there are some revisions from last year.

We are happy to inform you that, since the guest pass policy was such a big success last season, we will continue implementing this policy for the upcoming pool season. The HOA will accept last season's valid guest passes this season. An original sticker with the previous year's date in the middle of the pass constitutes a valid pass. In order for a residents to have guests or visitors at the pool on the weekends, residents must buy guest pass books. Each guest book will have five (5) passes and will cost \$25.00 each. Residents can purchase guest pass books Monday through Friday between the hours of 9:00 am and 5:00 pm and on Tuesday evenings between the hours of 5:00 pm and 8:00 pm in the HOA Management Office located at 28 Chapel Avenue. Management will only accept checks or money orders made out to the Port Liberté HOA for the purchase of guest pass books.

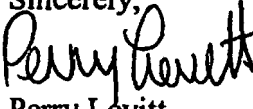
We would also like to inform you that the Pool at the Pointe will no longer be called the "Serenity Pool." The name was misleading to some of the residents. In order to clarify this matter, all residents of Port Liberté are able to use both pool facilities as long as they abide by the Rules and Regulations and pay their Maintenance and HOA fees. Please keep in mind that everyone wants to enjoy the beautiful pool amenities of the community and should be considerate of the other individuals in the pool area.

The Port Liberté Homeowner's Association hired Hudson Pool Management with their lifeguards and staff to enforce any and all of the Pool Rules and Regulations. Hudson Pool Management's function is to help assure that everyone has an enjoyable and safe summer season. The HOA authorizes the pool management company to suspend any of the pool facility privileges of those residents and/or guests that are in violation of the Rules and Regulations set forth within this information packet.

We would like to remind you that these Rules and Regulation were created with the safety and enjoyment of all the Port Liberte' Homeowner's Association residents in mind. It is up to the community to adhere to the following rules and regulations in order to make this the most enjoyable pool season ever at Port Liberte'.

If there are any questions, please contact Management at (201) 536-0116.

We hope everyone enjoys the summer and I hope to see all of you at the pool this season.

Sincerely,


Perry Levitt

Property Manager

Port Liberte' Homeowner's Association

Port Liberte Homeowner Association, Inc.

2008 Pool Rules and Regulations

The following pool rules are for the protection and benefit of all the Port Liberté residents. They will help insure the safe and sanitary operation of the pool facility. Your cooperation in abiding by these conditions will afford a pleasant and relaxed recreational environment for all bathers. Parents are requested to caution their children to observe all rules and regulations and obey the instructions of the lifeguards. Any failure to comply with the rules shall be considered sufficient cause for any action deemed necessary by Port Liberte Homeowner Association ("PLHOA") and Hudson Pool Management ("HPM") including barring violators from the use of the facility for the entire season. Qualified lifeguards will be in charge of the pool, and will be under the direct supervision of HPM. All persons using the pool do so at their own risk and sole responsibility. PLHOA and HPM do not assume any responsibility for any action or injury in connection with such use. PLHOA and HPM are not responsible for any loss or damage to personal property of any kind. PLOHA and HPM reserve the right to refuse entry or deny pool privileges at any time to anyone in their sole discretion.

Revised as of April 18, 2008

Lifeguards and the HPM Staff are authorized to enforce and uphold the safety and regulations set forth in this document and have the ability to suspend any pool facility privileges at their discretion. The HOA Board can review any suspension of privileges, residents must submit all grievances to the HOA Management Office in writing, and the residents will then be informed of the decision rendered by the HOA Board. Lifeguards are in charge of the safety of the pool facility. Lifeguards are only doing their job when enforcing the rules. Verbal abuse of the staff will not be tolerated.

No one may enter the pool area unless lifeguard is on duty.

It is essential that all residents show their photo ID cards to the lifeguard and sign the sign in sheet upon entering to the pool area.

Lifeguards will check photo ID and resident list to verify user.

Resident refusing to show cards or without cards will be denied access to the pool.

Do not use another owner's card. Lifeguards are to confiscate cards upon discovery.

Your account must be paid to date to access the pool. Unit owners in arrears will not be permitted to access the pool or health club until their dues are current. Payments can not be accepted at the pool and must be mailed directly to the payment address that accompanies your monthly bill. Your account will not be considered current and your card will not work until payment is applied to your account and the check clears the bank.

Unit owners should be aware that anyone violating the rules and regulations will be forced to leave the pool even if police intervention is required.

There is no parking at, near the sales office, or at the new pool. Any vehicles improperly parked will be towed at owner's expense without notice. The security guards will no longer enter the pool, basketball, tennis courts or dog run area searching to identify the owner

Small toys, stroller shoes towels, food etc. are not permitted in or near the main pool or in the pool deck (this means the entire lower level of the pool), on the immediate pool deck (gray pavers areas) or at the Island /Peninsula located in the spa area of the pool.

The immediate pool area (grey pavers area) must be keep clear for safety reasons.

The fountain and bridge area of the main pool is only open on weekends.

No glass or alcohol is permitted in the pool area.

Boisterous play and/or running within the pool area is not allowed.

No smoking in the pool area.

Swimming during inclement weather is not allowed. Lifeguards will follow specific Red Cross/Blue Shield Regulations regarding the use of the pool facilities during inclement weather.

Waterproof plastic pants must be worn by anyone who is not yet toilet trained or is incontinent.

I. Pool Hours

Main Pool Hours

The Pointe Pool Hours—"Serenity Pool"

Day	Open	Closed		Day	Open	Closed
Monday	10:00 A.M.	8:00 P.M.		Monday	10:00 A.M.	8:00 P.M.
Tuesday	6:00 A.M.	10:00 A.M.		Tuesday	10:00 A.M.	8:00 P.M.
	12:00 P.M.	9:00 P.M.		Wednesday	10:00 A.M.	8:00 P.M.
Wednesday	10:00 A.M.	8:00 P.M.		Thursday	10:00 A.M.	8:00 P.M.
Thursday	6:00 A.M.	10:00 A.M.		Friday	10:00 A.M.	8:00 P.M.
	12:00 P.M.	9:00 P.M.		Saturday	10:00 A.M.	8:00 P.M.
Friday	10:00 A.M.	8:00 P.M.		Sunday	10:00 A.M.	8:00 P.M.
Saturday	10:00 A.M.	8:00 P.M.				
Sunday	10:00 A.M.	8:00 P.M.				
Holiday	10:00 A.M.	8:00 P.M.				

LAP TIMES: MONDAY – FRIDAY BETWEEN 7:00 pm and 8:00 pm

THURSDAYS BETWEEN 6:00 am and 10:00 pm

SATURDAYS AND SUNDAYS BETWEEN 10:00 am and 11:00 pm

Note: Hours may change at the discretion of PLHOA

Pool Season

The pool will be open on Saturday, May 24, 2008 and will close for the season on Monday, September 1, 2008.

II. Pool Manager/ Lifeguard Information

A. AUTHORITY

1. The pool facilities are an amenity of the Port Liberte' Homeowner's Association, Inc. (PLHOA) and will be managed by Hudson Pool Management (HPM).
2. On all matters concerning safety, the lifeguards have absolute authority.
3. At the lifeguard's discretion, the lifeguard may refuse admission, discipline or expel anyone from the fenced in area in violation of the pool rules or acting in an unsafe or objectionable manner.
4. The lifeguards are responsible for the strict enforcement of the rules. He/she has authorization to remove any bather. Any person may be barred from the facility at the discretion of the lifeguard for violations of the rules and regulations, or for any reason, which the lifeguard feels, constitutes a hazard to others or to the facility.

5. Conversation with the lifeguards should be kept to a minimum to allow proper administration and performance of their duties.
6. Swimming is permitted only when a lifeguard is on duty.
7. Failure to follow instructions of the lifeguard and/or repeat violations of the rules will result in revocation of pool privileges for the season.

III. General Policies

NO ONE IS ALLOWED TO ENTER THE POOL WITHOUT THE PRESENCE OF A LIFEGUARD. VIOLATION OF THIS POLICY SHALL BE CONSIDERED TRESPASSING AND STRICTLY ENFORCED BY THE PLHOA AND HPM. THE POOL FACILITY IS ALARMED AND VIOLATORS WILL BE REMOVED FROM THE POOL AND POOL PRIVILEGES REVOKED FOR THE SEASON.

B. ADMITTANCE

1. Use of the pool is restricted to residents and their guests only and restricted to the hours and days of operation as set forth in the rules and Regulations. No one is permitted to enter the pool area before or after normal business hours.
2. Upon entering the pool, all members are required to present their photo ID card to the lifeguard. No one will be admitted without a photo ID card under any circumstances. Photo ID cards will be deactivated for unit owners having an unpaid balance on their accounts. Please do not allow anyone to enter the facility or hold the doors open in order to admit additional people. Each person must use a valid Photo ID card.
3. If the lifeguard becomes aware of the unauthorized entry, the lifeguard has the authority to confiscate the photo ID card and refuse admittance to the pool.
4. Guest
 - a. Residents must accompany guests at all times when using the pool facilities.
 - b. Residents are allowed only two (2) guests per unit per day and must accompany them at all times. No guests are allowed to use the pool facilities without the resident present at any time.
 - c. Last season's guest passes will be accepted this season. An original year-end sticker placed in the middle of the pass constitutes a valid guest pass. No copies or facsimiles will be accepted.
 - d. Pool Guest Pass Books are being sold at the PLHOA Office, Monday through Friday between the hours of 9:00 am and 5:00 pm, and Tuesday evenings between the hours of 5:00 pm and 8:00 pm. Guest books have five (5) passes in them. Residents must purchase an entire book of passes for \$25.00 at the PLHOA Management Office. Management will only accept checks or money orders for payment.
 - e. Guests are not permitted to use the pool facilities without a valid pool guest pass.
 - f. Guards will distribute colored wrist bands to all guests with valid passes, which must be worn at all times while using the pool facilities. Guests will only receive one wristband per pass and if returning to the pool later that day without a band they must furnish a new guest pass.
 - g. Residents are responsible for their guests.
 - h. **THERE WILL BE NO GUESTS ALLOWED AT THE POOL FACILITIES OVER THE 4th OF JULY WEEKEND.**

5. Pool Capacity

In accordance with the State Sanitary Code, PLHOA and HPM reserves the right to limit the number of persons in attendance at any time to the estimated capacity of the pool (bather load).

C. Dress Code

All bathers are required to be in the proper bathing attire.

D. Health Precautions

1. Any person showing evident of skin disease, sore or inflamed eyes, cold, nasal, or ear discharges or any communicable disease shall be refused admission.
2. Persons with excessive sunburn, open blisters, cuts or bandages shall be refused admission.
3. In compliance with Safety Sanitary Code, all people must shower before entering the water. Without showering, body chemicals from sweat glands can build up and cause a chemical reaction in the pool, which could irritate the skin. Showering will help to reduce this potentially uncomfortable condition.

NO ANIMALS EXCEPT SERVICE ANIMALS (SEEING EYE DOGS), SHALL BE ALLOWED IN THE POOL AREA.

NO GLASS CONTAINERS OF ANY KINDS ARE PERMITTD INTO THE POOL AREA.

C. FOOD

1. Food is not permitted at the edge or in the pool.
2. Food is only permitted at the tables provided on the upper level and not on the pool deck.

D. NON- ALCOHOLIC BEVERAGES

Non- Alcoholic beverages such as sodas and juice, (not in a glass container,) are permitted in the pool area, but not permitted in or at the edge of the pool.

E. ALCOHOL

1. ALCOHOL IS STRICTLY PROHIBITED IN THE POOL AREA.
2. PERSONS SUSPECTED OF BEING UNDER THE INFLUENCE OF DRUGS OR ALCOHOL SHALL BE REFUSED ADMISSION TO THE POOL AERA.
3. PLHOA AND HPM RESERVE THE RIGHT TO INSPECT COOLERS, BACKPACKS, PACKAGES, ETC. TO INSURE INFORCEMENT OF THE RULES.

F. SMOKING

Smoking is not permitted in the pool area.

J. ELETRONIC ALLPIANCES

1. Electrical appliances are not permitted in the pool area.
2. The use of battery-powered equipment is permitted if operated quietly and does not interfere with the enjoyment of the other bathers using the facilities. Audio equipment may be used with headphones.

K. RECREATIONAL DEVICES

1. At the discretion of the lifeguards, kickboards, inner tubes, mattresses, toys and other recreational devices may be permitted based upon safety considerations, days of operation and bather load.

2. Floating devices used by non-swimmers must be strictly supervised by an adult **in the pool**. Usage is at the discretion of the lifeguard on duty, Floatation devices are a learning tool only. Non-swimmers left unattended create a dangerous situation for that individual and a false sense of security.
3. Small toys are not permitted at or near the edge of or in the pool.
4. No snorkel or scuba gear is permitted in the pool.

L. CHILDREN

1. **The insurance provider requires that anyone under the age of 13 must be accompanied by an adult.** "Young" minors left unsupervised may create an unsafe condition as well as unnecessary liability risk to others. There will be no exceptions to the rule.
2. The lifeguard has the option to restrict use of the pool to any individual whose swimming ability is questionable
3. The State of New Jersey requires all diapered children or individuals who are incontinent to wear "plastic pants with snug fitting elastic waist and leg bands." The swimming pool water is tested weekly and if the water fails to meet standard health codes, the pool facilities may be closed for an extended period of time until the conditions are corrected to satisfy those standard health codes.
4. Waterproof plastic pants must be worn by anyone who is not yet toilet trained or is incontinent. Please be aware, in the event of an accident in the pool, the pool must be closed, treated and re-tested. If the pool fails for a second time, the health department will close the pool to swimming until a successful water test is completed. The pool will be closed for a minimum of 4 to 6 days while this process takes place.
5. Baby carriages, strollers, and/or wheeled carts within the fenced in pool area must be kept away from the pool, pool deck or in any area that may be deemed a safety hazard.

IV. CONDUCT

The Main Pool and the Pool at the Pointe will be managed by HPM and their staff by the same rules of conduct and will include but are not limited to the items listed below. PLHOA has the right to revise or amend these rules at any time.

- A. **Any personal injury sustained on the premises must be immediately reported to the lifeguard. An incident report must be completed with the lifeguard on the same day on which the incident occurred.**
- B. **PLHOA and HPM shall not be responsible for the loss, damage or destruction of any personal property.**
- C. **No excessive screaming, loud conversations, open music or entertainment devices shall be permitted in the pool facilities.**

- D. **Splashing, screaming, running, pushing, ball playing, wrestling, rowdiness, roughness or causing undue disturbance or safety concerns in or about the pool area will not be tolerated.**
- E. **No water guns or other water spraying devices will be allowed in or near the pool area, club house or bathrooms.**
- F. **No diving is allowed under any circumstances.**
- G. **Deposit all trash in available receptacles before leaving the area.**
- H. **No recreational swimming devices (such as floats) are allowed in the pool.**
- I. **No food is allowed in the pool or around the pool deck.**
- J. **All food must be consumed by the table areas.**
- K. **No glass is permitted by the pool or in the pool area.**
- L. **Residents are not to socialize with the staff while they are on duty.**

V. Pool Phone

The pool telephone is provided for official pool business or emergency use only. Only lifeguards and staff may use the telephone. Please do not ask the lifeguards to use the telephone or make telephone calls.

VI. Rain/ Inclement Weather Policy

- A. **PLHOA and HPM reserve the right to close the pool facility due to weather conditions.**
- B. **Swimmers must vacate the pool area during thunderstorms and heavy windstorms for their own protection.**
- C. **The pool may be open 15 minutes following the last sound of thunder or sighting of lightning.**

VII. Pool Closing

- A. **The pool will be closed on time each day and bathers will be requested to leave in a cooperative manner. Bathers refusing to leave the water and/or the facility will be subjected to suspension of pool privileges.**
- B. **Swimmers will not be admitted into the pool area 15 minutes before the scheduled closing time.**
- C. **PLHOA and HPM reserve the right the right to close pool facility at any time due to either weather mechanical, or water chemistry reasons.**

VIII. NEW JERSEY STATE BATHING REGULATIONS 8:26-5.4

- A. **Any person showing evidence of any communicable disease, sore or inflamed eyes, Cold, nasal or ear discharges, or any other communicable disease shall be denied admission.**
- B. **Any person with excessive sunburn, open blisters, cuts, or bandages shall be denied admission.**

- C. Do not enter water if you are experiencing or recovering from diarrhea or have had signs of gastrointestinal (stomach) disease in the past seven days.
- D. All children in diapers and individuals who are incontinent must wear plastic fitting pants with snug fitting elastic waist and leg bands. Do not wash out soiled diapers in the bathing water.
- E. Children should be encouraged to use bathroom before entering the water. Immediately report any "accidents" you observe in the bathing area to a staff member.
- F. No animals, except for Seeing Eye dogs, shall be allowed in the bathing waters, dressing room, or other parts of the enclosure.
- G. Glass containers shall be prohibited.
- H. All persons shall shower before entering the pool.
- I. Conduct that endangers the safety and comfort of others shall be prohibited.
- J. Outdoor bathing shall be prohibited during emergency storm.
- K. Person suspected of being under the influence of drugs or alcohol shall be prohibited from entering the water.

IX. LOUNGES

- A. Lounges may not be reserved.
- B. Items that are unattended for more than one hour will be removed from the lounges. Lounges may not be reserved by leaving items and exiting the pool area to return a later time. All items will be removed from unoccupied lounges if it is determined that resident is not within the pool area.

X. POOL PAVILION

The pavilion will function as lifeguard station during normal operating hours.

XII. CABANAS

- A. Cabanas are available on a first come first serve basis. Cabanas may not be reserved. The use of cabanas is at discretion of PLHOA and HPM.
- B. Items that are unattended for more than one hour will be removed from the cabanas. Cabanas may no be reserved by leaving items and exiting the pool area and returning later. All items will be removed from unoccupied cabanas if it is determined that the resident is not within the pool area.