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| **bbbBlue Ridge**  **Homeowners**  **Association, Inc.** |  | 899 Golf Lane  Medford, New York 11763  Tel. (631) 698-8394  Fax (631) 698-8376 |

**The Blue Ridge Homeowners Association Inc.**

**House Rules and Regulations**

These Rules and Regulations have been promulgated by your Board of Directors for the health, safety and enjoyment of all residents and their guests.

It is intended to preserve and enhance the quality of life and make Blue Ridge a pleasant community in which to live.

WELCOME TO BLUE RIDGE HOMEOWNERS ASSOCIATION INC.

The following is a list of important telephone numbers you will need to familiarize yourself.

Clubhouse H.O.A. 631-698-8394 Sunday – Saturday 8:00 am –11:00 pm

Fax 631-698-8376

Office HOA 631-698-8394 Monday-Friday 10:00 am- 6:00 pm

To report a smoke alarm or fire alarm sounding or for an actual fire emergency **CALL 911**.

The **Blue Ridge Gazette** is published each month and delivered to your door by resident volunteers. Please read it as it contains essential and interesting information about Blue Ridge.

For any additional information please call the Clubhouse from 8am – 4:00pm and you will be directed to the appropriate person.

**SCHEDULE OF FEES**

**Type of Fee Amount of Fee**

Guest Passes $3.00

Lost ID card Replacement $4.00

Renter Deposit (Refundable) $75.00 (Adult)

$25.00 (Minor)

Returned Check Fee $20.00

**GUEST PASS USAGE**

Facility Weekdays Weekends & Holidays

Golf $9.00 $12.00

Tennis/Pickle ball $3.00 $6.00

Indoor & outdoor pools $3.00 $3.00

Gym $3.00 $3.00

**Note**: Single residents are permitted to have (1) one free guest daily. The guest must be accompanied by the resident.

**Complimentary Guest Passes**

Effective May 31st, all units will be eligible to pick up their complimentary Guest Pass issued by the HOA, which is effective from, June 1 to May 31. You must have and updated ID card to pick up your pass.

**Note**: Units which have had their privileges temporarily suspended or revoked are not eligible for this Pass until the matter causing the suspension or revocation is resolved.

**Clubhouse Rules and Regulations**

All residents must sign in and leave their ID card at the reception desk to utilize any of the activities.

1. All guests must be marked off the resident’s guest pass and remain with the resident at all times.
2. **Smoking** is **prohibited** in all areas of the clubhouse.
3. Alcoholic beveragesare **not permitted** in clubhouse except at HOA approved events.
4. Acceptable attire is required at all times. Bathing suits must be covered up and bare feet are not allowed.
5. NO lock of any kind is allowed to remain overnight on men’s or women’s lockers, except HOA designated lockers.
6. NO unsanctioned activities or usage for business purposes will be permitted in or about any HOA facility or any activity the HOA deems inappropriate.
7. For outdoor social events, tables may not be reserved by towels or upturned chairs. One person, per table, must remain at the desired table until the start of the party. There will be no exceptions.
8. No metal spiked golf shoes are to be worn in the building.
9. No person under the age of 14 is permitted to use any of the amenities without parent or guardian supervision.
10. Persons between the ages of 14 and 18 may have a guest only at the discretion of the HOA Desk Monitor.
11. Persons using foul language or displaying rude behavior will be escorted from the facility.

**Gym Rules and Regulations**

1. No person under the age of 14 will be allowed in the Gym.
2. 14 -18 year olds must be accompanied by an adult.
3. No Street shoes in gym. Sneakers required. No shoes worn outside may be worn in the gym.
4. Equipment/benches should be wiped down after each use with antiseptic wipes provided.

**INDOOR AND OUTDOOR POOL RULES & REGULATIONS**

***SWIM AT YOUR OWN RISK!***

No one is allowed on the Pool Deck without a Blue Ridge Bracelet

Violator’s privilege may be suspended

1. All bathers are required to take a cleansing shower before entering either the indoor or outdoor pool in accordance with Suffolk County Board of Health.
2. Each resident must present a valid ID card and guest pass as required. The pool monitors or the person at the front desk are required to keep your ID card and guest pass while you use the pool.
3. Bracelets must be worn on wrist by all residents and guests.
4. Residents requiring assistance must check in with pool monitors to proceed to the lower entrance at the outdoor pool.
5. Swimmers must wear swim suits or protective U.V. clothing. Shorts and shirts are prohibited.
6. Aqua shoes are prohibited in all pools.
7. No street shoes allowed on indoor pool deck.
8. Suitable pool devices, i.e. water wings, approved swimmies and life jackets, snorkels, soft plastic balls, noodles, aqua joggers, kick boards are allowed. No weighted devices allowed. Do not leave any suitable devices in the pool upon leaving.
9. Age appropriate toys are allowed in the kiddy pool and the surrounding kiddy pool area.
10. **No electrical equipment** is permitted in the pool areas.
11. No breakable glass, food, gum, beverages (except plastic water bottles), coolers, thermos containers, or other breakables are permitted in the pool areas in accordance with Suffolk County Board of Health. All eating must be done on outside upper deck area, café, or Oasis Bar Area.
12. Smoking is **prohibited** in all pool areas.
13. Portable radios, iPods and CD players must be kept at a low volume so as not to disturb others.
14. No diving, running, horseplay, or roughhousing allowed.
15. Lounge chairs are not to be removed from pool area or reserved. Residents using the outdoor pool may bring their own lounges, chairs and umbrellas, but must remove them upon leaving.
16. Dressing room and lockers are provided, Rest rooms are available in locker room area. Street shoes are not permitted in indoor pool area.
17. The ratio of children to parent/obligated adult (16 or over) will be no greater than 3 to 1.
18. Infants and children under three (3) years of age must wear waterproof swim diapers, and plastic pants under a tight fitting swimsuit. Infants and children must be in the company of an adult at all times.
19. Swim diapers must be worn by adult bathers who are incontinent, lack toilet training or are otherwise lacking voluntary control of excreting functions.
20. Pollution of swimming pools is prohibited. Urinating, discharge of fecal matter, expectoration or blowing nose in any swimming pool is prohibited.
21. Children under 14 years of age must be accompanied by a parent/obligated adult (16 or over) who is responsible for the children and their behavior.
22. No pets allowed in the pool areas, except working service dogs – papers are required.
23. Pool may only be used during hours of posted operation. Due to weather conditions and staffing issues, pool hours are subject to change.
24. Faucets, hoses and thermometers, etc., are to be handled by Pool Monitors only.
25. The emergency exit in the indoor pool is to be used for emergency purposes only. It can be opened only by the pool monitor on duty or authorized personnel.
26. The HOA is not responsible for any lost or stolen items.
27. The HOA authorized personnel have full authority to expel any violators of pool regulations or any person whose behavior is offensive in any way such as foul, abusive and/or excessively loud language.

**All POOL MONITORS HAVE FULL AUTHORITY TO EXPEL VIOLATORS!**

**Hot Tub Rules and Warnings**

**Use at your own risk!**

**Rules and Regulations**

* Absolutely no children under 12 years allowed in the Hot Tub.
* Do not submerge your head under water.
* Temperature shall not exceed 103 degrees.
* Observe all posted rules and warnings.
* Do not exceed 15 minutes.
* Use Facility at your own risk.

**WARNINGS**

Do not use the Hot Tub if you:

* Are in the first trimester of your pregnancy.
* Have Heart Disease.
* Have high or low blood pressure.
* Have Diabetes.
* Are using alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics or tranquilizers.

**General Safety Rules**

1. **No Life Guard on Duty- Swim at your own risk!**
2. No swimming after dusk (outdoor pool) or during a storm.
3. **Never Swim Alone!** No one regardless of age or swimming ability should swim alone. Always swim with a “buddy” who is capable of providing assistance and summoning help.
4. **NON –Swimmers** must stay in shallow water. Shallow water is no more than chest deep. If the water is too deep to stand in, then using flotation aids or hanging onto the sides of the pool is dangerous. (See article 8 under Indoor & Outdoor Pool Rules).
5. **Do not swim when under the influence of alcohol or drugs.** You may be able to swim when sober, but not when drunk or drowsy**.**
6. **NO Diving** from the pool deck. “Diving” includes summersaults, flips, twists, etcetera even if you end up going in feet first. .
7. In an emergency get help!

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The swimming facilities at Blue Ridge Condominium, 899 Golf Lane, Medford, NY 11763, are not supervised by a lifeguard or other responsible person, Instead of onsite supervision, this facility has established a series of safeguards to be followed by all guests.

We are required to notify you of these rules, to ensure that water rescue equipment is at the pool and that the swimming area is maintained in a sanitary manner. In the interest of your safety and that of your guests we require you to follow these rules.

Please read the safety rules located at the pool entrance and outlined in this brochure. If you have any questions, we will be happy to discuss them with you.

**Golf Course Rules and Regulations**

1. All players must sign in individually at the Rangers office (Golf Shack) and present a valid Blue Ridge ID card and Guest Pass as required.
2. Blue Ridge Staff Member will arrange foursomes and starting order. A group will not be considered present until all members (including guests) are signed in. No more than four players are permitted in a group.
3. Player coming off the 9th green (crossovers) may continue play after two groups who have not yet played.
4. Tee-off time for guests on weekends and holidays will commence at noon Wooden tees (no plastic) are required on all tee areas.
5. Only players are permitted on the course. No caddies are allowed.
6. No riding carts are permitted, except by rangers or greens staff.
7. All players must have a golf bag and a minimum of 5 clubs, including putter. Bags and/or carts are not permitted within 20 ft. of the Greens, Tee Boxes, or between Traps and Greens.
8. All golfers must wear collared shirts. No cut-offs, athletic shorts, tank tops, undershirts, work uniforms, halter tops or bathing Suits are permitted.
9. Soft spiked golf shoes or sneakers must be worn by all players. **Metal spikes** are not permitted.
10. Proper etiquette and dress code will be enforced at all times
11. Playing more than one ball is not permitted.
12. All Divots must be replaced.
13. Sand Traps must be raked.
14. Slow players must permit faster players to play through if the hole ahead is open.
15. Alcoholic beverages are prohibited on the golf course at all times!
16. Out-of-bounds areas are: sidewalk and beyond and inside the sump.
17. Course may be closed at the discretion of the Golf Superintendent and/or the HOA. The course will close immediately in the event of lightning and/or thunder.
18. No rain checks will be issued for guests.
19. Blue Ridge Golf Rangers, the Superintendent and the HOA have full authority to expel players from the course for inappropriate conduct or violation of any of the rules.
20. Children under 14 years of age must be accompanied by a parent/obligated adult (16 or over) who is responsible for the children and their behavior.

**Tennis Courts/Pickle Ball Rules and Regulations**

1. The Tennis/Pickle Ball courts will be open for use from 8:00am to 10:00pm daily weather permitting, at the discretion of the HOA.
2. There will be no reservations for the courts.
3. All players must sign up at the front desk and present a valid ID card and leave it with the staff member. Guest passes will be marked at that time. Guest must be accompanied by a resident at all times.
4. Proper attire (tennis shoes, sneakers, shorts, shirts, warm-up suit) is required.
5. Spectators or non-players of any age are not permitted on the courts.
6. Blue Ridge Staff Member and the HOA have full authority to expel players from courts for inappropriate conduct or violation of any of the rules.

**HOA Smoking Policy**

In accordance with NY State Regulations Smoking is prohibited inside the clubhouse and within fifty feet of the exterior of the building. Further, Suffolk County Legislation prohibits, smoking in all indoor and outdoor common areas of multiple dwellings.

There will be two designated smoking areas:

1. By the bench located at the northeast corner of the clubhouse.
2. By the Tennis Courts located at the southeast corner of the clubhouse.

**Violations:**

1. An incident report shall be written up for anyone found smoking inside the nonsmoking areas.
2. A letter of warning shall be sent by the HOA Board advising of the violation after the first incident outlining future consequences.
3. A subsequent incident will elicit a loss of privileges for one week including all sports play.
4. A further offense will elicit a loss of privileges for one month including all sports play.

**HOA Dog Walking Policy**

1. Dogs are not permitted to be walked on HOA property!
2. There will be a $50 fine for anyone whose dog defecates on HOA property.

**Club House Snow Closing Policy**

A 1. Closure - Any Town, County, or State Declared Snow Emergency

2. Delayed Opening /Closure – snow accumulation of 2 inches or more, roads and walkways not cleared – Property Manager’s discretion in conjunction with HOA President.

3. Midday Closure – snow accumulation of 2 inches or more, roads and walkways not cleared – Property Managers discretion in conjunction with HOA President.

B Notification System – Phone Chain – All scheduled employees will be notified in advance of their time scheduled by Property Manager or designee.

**Clubhouse Reservation Policy**

1. Application to be made on the Clubhouse Reservation form found in the HOA office.
2. Submit form and deposit to the Accounting Manager to review and determine date availability.
3. Follow all rules as listed on the reservation and rental agreement.

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**Please fill in and sign on the lines below and date where indicated. Thank you.**

I have read all the rules and regulations put forth in this brochure, and agree to comply with the same. I further understand the safety rules concerning the use of the pools at the Blue Ridge Clubhouse and acknowledge that there will not be a lifeguard on duty at this facility at any time, therefore, usage of the pool facilities (including the hot tub) is at my own risk.

Moreover, I acknowledge and agree that my participation, and the participation of my family members and guests in the activities offered by Blue Ridge is voluntary and at my own risk.

Unit Number\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ `

Signature\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_