



Date: April 9, 2018

Dear Homeowner/Resident:

## **THE BLUE RIDGE HOMEOWNERS ASSOCIATION RULES & 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 makes Blue Ridge a pleasant community in which to live.

## WELCOME TO BLUE RIDGE CONDOMINIUMS

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

For information concerning your individual condominium unit or common charges, please call:

<u>Unit</u>	<u>Condo</u>	<u>Telephone</u>	<u>Hours/Monday, Wednesday, Friday</u>
1 - 452	I	736-0166	9:00 AM - 1:00 PM
453-866	II	736-2574	9:00 AM - 1:00 PM
Clubhouse	H.O.A. FAX	698-8394 698-8376	Monday- 10:00 AM – 6:30 PM Tuesday 8:00 AM – 4:00 PM Wednesday Closed Thursday – Saturday 8:00 AM – 4:00 PM

To report a smoke alarm or fire alarm sounding, 911 for actual fire emergencies.

For information concerning the hours the facilities are open, call 631-698-8394 Monday through Sunday, from 9:00 AM to 11:00 PM.

Each month, the volunteer residents publish the Blue Ridge Gazette. It is a newsletter containing both interesting and essential information about Blue Ridge. Refer to page two of the Gazette.

For any additional information not listed above, call the Clubhouse at 631-698-8394 from 8:00 AM to 4:00 PM. They will direct you to the proper person.

### SCHEDULE OF FEES

<u>TYPE OF FEE</u>	<u>AMOUNT OF FEE</u>
GUEST PASSES    \$3.00 MINIMUM - \$30.00 MAXIMUM	\$3.00 - \$30.00
LOST ID CARD REPLACEMENT	\$4.00
RENTER DEPOSIT (REFUNDABLE)	\$75.00 ADULT \$25.00 MINORS
RETURNED CHECK FEE	\$20.00

### GUEST PASS USAGE

<u>FACILITY</u>	<u>WEEKDAYS</u>	<u>WEEKENDS &amp; HOLIDAYS</u>
GOLF	\$9.00	\$12.00
TENNIS	\$3.00	\$6.00
POOLS	\$3.00	\$3.00
<b>CLUBHOUSE FACILITIES</b>	<b>\$0.00</b>	<b>\$0.00</b>

NOTE: SINGLE RESIDENTS ARE PERMITTED TO HAVE (1) ONE FREE GUEST DAILY. THE RESIDENT MUST ACCOMPANY GUEST.

### COMPLIMENTARY GUEST PASSES

AS OF MAY 31<sup>ST</sup>, ALL UNITS WILL BE ELIGIBLE TO PICK UP THEIR COMPLIMENTARY GUEST PASS ISSUED BY THE H.O.A. IT IS EFFECTIVE FROM JUNE 1<sup>ST</sup>, THROUGH MAY 31<sup>ST</sup>, OF THE FOLLOWING YEAR. STOP BY OUR REGISTRATION OFFICE ON OR AFTER THE MAY 1<sup>ST</sup> TO PICK UP YOUR PASS. **YOU MUST HAVE AN UPDATED ID CARD AND YOUR VEHICLE/S.** FOR MORE INFORMATION, CALL THE REGISTRATION OFFICE AT 631-698-8394, DURING H.O.A. OFFICE HOURS.

NOTE: UNITS WHICH HAVE HAD THEIR PRIVILEGES REVOKED OR TEMPORARILY SUSPENDED ARE NOT ELIGIBLE FOR THIS PASS UNTIL THE MATTER IS CLEARED UP.

## CLUBHOUSE RULES AND REGULATIONS

1. All guests must be marked off on guest pass and remain with the resident at all times.
2. No eating is permitted in the clubhouse except in the cafeteria or at HOA approved affairs.
3. Smoking **is not** permitted in any areas of the clubhouse at anytime.
4. Alcoholic beverages **ARE NOT** permitted in clubhouse except at HOA approved affairs.
5. Acceptable attire is required at all times. Bathing suits must be covered up and bare feet are not allowed.
6. No lock of any kind is allowed to remain overnight on men's or women's lockers  
(Except HOA designated lockers)
7. No unsanctioned activities or usage for business purposes will be permitted in or about any HOA facility or any activity that the HOA deems inappropriate.
8. 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.
9. No metal spiked golf shoes are to be worn in the building.
10. Persons between the ages of 14 and 18 may have a guest only at the discretion of HOA.  
\*(Desk Monitor) (**NO GUEST UNDER 14 YEARS OF AGE**)
11. Persons using foul language or displaying rude behavior will be escorted from facility.
12. No person under the age of 14 is permitted to use any of the amenities without parent/guardian supervision, **EXCEPT** the gym where no one under 14 years of age will be allowed to use with or without parent/guardian.
13. No children under the age of 14 will be allowed to use the equipment or be in the Gym Area.  
Due to our insurance policy.

(Note: See Pool Regulations for exceptions)

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THE FACILITIES WILL BE KEPT OPEN DURING CERTAIN SPECIFIED HOURS TO BE DETERMINED AND POSTED BY THE BOARD OF DIRECTORS.

Indoor and Outdoor Pools  
Rules and Regulations

**NO ONE ALLOWED ON POOL DECK  
WITHOUT BRACELET  
VIOLATORS PRIVILEGE MAY BE SUSPENDED**

1. Bracelets must be worn on wrist by all residents and guests.
2. 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.
3. Each resident must present a valid I.D. card. It is a requirement of the pool monitors or the person at the front desk to keep your I.D card while your use the pool.
4. Residents requiring assistance must check in with pool monitors as above, to proceed to the lower entrance.
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. Suitable pool devices, i.e., water wings, approved swimmies and life jackets snorkels, soft plastic balls under 12", noodles, aqua-joggers, kick boards are allowed. No weighted devices allowed due to marble dusting. Do not leave any suitable pool devices in the pool upon leaving.
8. Age appropriate toys are allowed in the kiddy pool and the surrounding kiddy pool area.
9. No electrical equipment is permitted in the pool areas.
10. No breakable glass, food, gum, beverages, 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. (Plastic water bottles permitted in pool area only)
11. Smoking is prohibited in all pool areas.
12. Portable radios, iPods and CD players must be kept at a low volume so as not to disturb others.
13. No diving, running, horseplay, or roughhousing allowed.
14. 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.
15. Dressing room and lockers are provided. Rest rooms are available in locker room area. Street shoes are not permitted in indoor pool area.
16. The ration children to parent/obligated adult will not be greater than 5 to 1.
17. 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.
18. The Suffolk County Board of Health recommends that swim diapers be worn by adult bathers who are incontinent, lack toilet training or are otherwise lacking voluntary control of excreting functions.

19. Pollution of swimming pools is prohibited. Urinating, discharge of fecal matter, expectoration, or blowing nose in any swimming pool is prohibited.
20. Children under 14 years of age must be accompanied by a parent/obligated adult who is responsible for the children and their behavior.
21. No pets allowed in pool area.(except working service dogs)
22. Pool may only be used during posted hours of operation. Due to weather conditions and staffing issues, pool hours are subject to change.
23. Faucets, hoses and thermometers, etc. are to be handled by Pool Monitors only.
24. In the indoor the emergency exit is to be used only for emergency purposes. It can be opened only by the indoor pool monitor on duty or authorized personnel.
25. The H.O.A. is not responsible for any lost or stolen items.
26. HOA authorized personnel have full authority to expel any violators of pool regulations or any person whose behavior is objectionable.

**ALL POOL MONITORS HAVE FULL AUTHORITY TO EXPEL VIOLATORS.**

## HOT TUB RULES AND WARNINGS

### 1. Rules and Regulations

- Absolutely no children under 10 allowed in hot tub.
- Do not submerge your head under water.
- Temperature shall not exceed 104 degrees.
- Observe all posted rules and warnings.
- Do not exceed 15 minutes.
- Use facility at your own risk.

### 2. Warning

DO NOT use the hot tub if you:

- Are in the first trimester.
- Have heart disease.
- Have high or low blood pressure.
- Have diabetes.
- Are using alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, Stimulants, hypnotics, narcotics or tranquilizers.

#### GENERAL SAFTY RULES:

- 1a. NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK! No Swimming at night or during storms.
- 2b. 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.
- 3c. NON-SWIMMERS MUST STAY IN SHALLOW WATER. Shallow is no more than chest deep. If water is too deep to stand in, using floatation aids or hanging onto the sides of the pool is dangerous.
- 4d. 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.
- 5e. SHALLOW WATER – NO DIVING FROM THE POOL DECK. “Diving” includes summersaults, flips, twists, etcetera, even if you end up going in feet first.
- 6f. IN AN EMERGENCY, GET HELP.

The Swimming Facilities at Blue Ridge Condominium, 899 Golf Lane, Medford, NY 11763, are not supervised by a lifeguard or other responsible person. In place of on-site supervision, this facility has established a series of safe guards 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 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 entrance and outlined in this brochure.  
If you have any questions, we will be happy to discuss them with you.

I have read and understand the bathing safety rules at this facility. I understand there will be no lifeguard on duty at this facility. I will abide by the rules listed in this brochure.

Please fill in your unit number in the lines below and sign and date where specified. Thank you.

Name\_\_\_\_\_

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

Signature\_\_\_\_\_

Date\_\_\_\_\_



BOARD OF DIRECTORS  
BLUE RIDGE HOMEOWNERS ASSOC.  
GOLF COURSE RULES

1. All players must sign in individually at Rangers office (Golf Shack). Valid Blue Ridge ID card must be presented upon request.
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 group.
3. Players coming off the 9<sup>th</sup> 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.
8. **Bathing attire is not permitted. Males must wear collar shirts. Halters or bare mid-riffs prohibited for women.**
9. Soft spiked golf shoes or sneakers must be worn by all players. Metal spikes are not permitted.
10. Playing more than one ball is not permitted.
11. Practicing is only permitted in the designated area.
12. Alcoholic beverages are prohibited except at HOA approved events. Alcoholic beverages prohibited on golf course at all times.
13. No player will be allowed more than 10 strokes on a hole. After 10 strokes, pick up ball and proceed to the next hole.
14. Out-of-bounds areas are: sidewalk and beyond and inside sump.
15. Course may be closed at the discretion of the HOA, Blue Ridge Staff Member or Greenskeeper. Course will close immediately in the event of lightning and/or thunder. No rain checkers will be issued for guests.
16. Blue Ridge Staff Member and the HOA have full authority to expel players from course for inappropriate conduct or violation of rules.

## TENNIS COURTS RULES AND REGULATIONS

1. The tennis courts will be open for use from 8:00 am to 11:00 PM daily, weather permitting, at the discretion of the HOA.
2. There will be no reservations for tennis courts
3. All players must sign up at the golf shack and present ID to Blue Ridge Staff Members. Guest passes will be marked at this time. Guests must be accompanied by a resident at all times.
4. All players wishing to use the courts when rangers are not on duty must report to the security desk at the clubhouse and show their ID cards and guest passes. One ID car per court must be left at the desk.
5. Proper tennis attire (tennis shoes, sneakers, shorts, shirts, warm-up suit) is required.
6. Spectators or non-players of any age are not permitted on the courts.
7. Blue Ridge Staff Member and the HOA have full authority to expel players from courts for inappropriate.

Board of Director

## SEWER BACK-UPS

Here are some suggestions on how to prevent costly and annoying Sewer Back-Ups:

### SOLID WASTES

Dispose wastes in your rubbish pails. NEVER in the kitchen sink, bathroom sink, or toilet. Examples of solid wastes are:

Excessive toilet paper  
Fruit seeds, skins, peels, etc.  
Pampers  
Paper towels  
Vegetable seeds, skins, peel, etc.

Caution: Keep sink strainers in proper position at all times. It will prevent all solids, big and small, from entering and clogging the plumbing system.

### GREASE, FATS, OIL AND SEMI-SOLIDS

Dispose of these materials in an empty coffee can or any other similar container. Examples of these wastes are:

Bacon rendered fats  
Meat rendered fats  
Discarded cooking oils, etc.

### VOLATILE LIQUIDS, CHEMICALS AND ACIDS

These substances, when used in kitchen sinks, bathroom sinks and toilets, have the capability to cause water pollution, and could destroy the entire plumbing system. Some examples are:

Acids ..... Muriatic, Nitric, etc  
Lye ..... (In both dry and solid form)  
Solvents containing high percentage of alcohol, acetone, etc.

Note: The use of excessive quantities of Laundry Detergent is harmful to the plumbing system. Use quantities as recommended by the manufacturer.

Your cooperation in this effort will help prevent problems in your home and in the homes of your neighbors within the cluster area.

Please understand these facts and follow them, carefully.