

Lake
Ridge



Introduction Book

Message from the Board of Directors

The Lake Ridge Homeowners Association Board of Directors is pleased to **INTRODUCE YOU TO LAKE RIDGE!** We know that before you can become an active Member of the community you must be acclimated, educated, and motivated. The purpose of this handbook is to provide you with information concerning not only the essentials that you may want to know, but also how the community operates and the manner in which your Association is administered. There are hints, tips, and guidelines which, when taken altogether, are designed to ensure that you will always feel an integral part of the community.

Please take the time to review this material since it contains important information regarding our Association. If you have questions, please feel free to contact any member of the Management Office staff for clarification.

Thank You.

The Lake Ridge Board of Directors

WHAT IS THE ASSOCIATION'S FUNCTION and RESPONSIBILITY?

The responsibility of the Association is to maintain, preserve, and control the common areas of the community, protect the Lot Owner's investment, and enhance the value of the property. The Association is responsible for the Clubhouse and its Amenities, the Annex, the Gatehouse, and the common area irrigation system.

The Association provides for general lawn maintenance, snow removal, parking areas, refuse removal and recreational facilities around the Clubhouse, Annex and Gatehouse.

Additional responsibilities of the Association are enforcing the protective covenants in the Articles of Incorporation, the By-Laws, the Declaration of Restrictive and Protective Covenants and resolutions, and setting up an effective communication system among Association members.

ASSOCIATION ADMINISTRATION

The By-Laws of The Lake Ridge Homeowners Association are guidelines for the administration of the Association. Through the By-Laws, the Board of Directors (discussed in the following section) is to provide for the management, administration, utilization, and maintenance of the Clubhouse and its Amenities, the Annex, the Gatehouse and the common ground maintained by the Lake Ridge Homeowners Association.

The By-Laws are the rules for conduct of meetings, election of the Board of Directors and Officers, the Board's function and responsibilities, budgeting, and Association management.

A Community Association is a business. To be successful, it must be operated as such and be financially sound. This requires establishing and maintaining good financial and record keeping practices, establishing a practical budget and maintenance fee, and collecting the maintenance fees from all Association members on a timely basis.

ASSOCIATION BOARD OF DIRECTORS

The Association's Board of Directors is responsible for the property, affairs, and business of the Association. They possess those powers outlined in the Articles of Incorporation, the By-Laws and the Declaration of Restrictive and Protective Covenants, all contained in your Public Offering Statement.

The Board of Directors consists of five (5) positions:

President

Vice-President

Secretary

Treasurer

Director-At-Large

MANAGEMENT & MAINTENANCE

Smooth and efficient community management means less worry for the Lot Owner and assures that property values will be maintained.

A professional Management Company, through your Property Manager, and Association staff members are the administrative arm of your Board of Directors and are responsible for the day-to-day operation of the community and delivery of all required services.

The Management Office is located in the Clubhouse. Office hours are Monday through Friday, 9:00 a.m. to 4:00 p.m. and the office is closed for lunch from 12:30pm-1pm.

For written correspondence, the mailing address for the Management Office is:

2251 Lake Ridge Boulevard, Toms River, NJ 08755

UTILITIES

Water Company – Veolia

Gas Company- NJ Natural Gas

Electric Company- JCP&L

Cable- Verizon Fios or Comcast Xfinity

HOMEOWNER RESPONSIBILITIES

Just as it might take only the smallest of keys to open the largest of doors, the real key to a successful large Association of Owners is the cooperation of each of its individual Members. It is, therefore, very important that Members, right from the beginning, become acquainted with those financial, compliance and maintenance matters for which they will continue to be responsible. Some of the more important responsibilities of a Member of the Lake Ridge HOA are as follows:

- **Maintenance Fees** – It is very important that fees are paid on time.
- **Rules and Regulations** – It is incumbent upon each Member to know the rules and regulations and abide by them.
- **Age Restriction** – As an age-restricted community, the homes in Lake Ridge must be permanently occupied by at least one person who is age 55 or older in order to be exempt from the age discrimination provisions to the Federal Fair Housing Act.
- **Guests** – Association Members are responsible for the conduct of their guests.
- **Exterior Changes** - No changes or improvements to the home or to the Lot may be affected without prior written approval of the ARC or Grounds Committees per the respective standards.
- **Exterior Maintenance** – Certain aspects of exterior maintenance will be funded by Maintenance Fees and supplied by the Association. Prominent among such maintenance items are basic landscape maintenance services to the Lot and snow clearing service on the roadways and driveways. However, for the most part, all other aspects of maintenance of the Lot, House and Mailbox are the homeowner's responsibility.
- **Landscaping** – While the Association's landscape maintenance contract is rather comprehensive, it does not provide for any services in respect to the shrub beds and any trees which may be planted upon your Lot or seeding and aerating your lawn. You are therefore responsible for replacing any dead planted material and for maintaining the beds in a weed-free, orderly fashion.

- **Lawn Sprinkler System** – A properly functioning system is absolutely indispensable to a healthy-looking lawn. The homeowner is responsible for the regular maintenance of the system. You should become very well acquainted with your sprinkler system or consider entering into an annual service agreement with a reputable company to ensure that all parts are in working order and make adjustments or repairs as needed. Please note: The landscape maintenance company is not responsible for damaged sprinkler heads.

ASSOCIATION MAINTENANCE FEES

Your maintenance fee is based upon the budget approved by your Board of Directors. The Association's operating budget is updated annually by the Board of Directors. Through the annual budget, the amount of funding for the replacement or refurbishing of the major components of the common property is determined. This type of reserve funding will ensure that when future replacement of the common elements and capital improvement projects need to be performed the funds will be in place.

The maintenance fee is paid quarterly and is due on the first business day of each quarter. (January, April, July, and October)

GOVERNING DOCUMENTS

The Association provides many amenities, and rules for their uses are necessary. These rules and their enforcement are essential to preserve property values in the community.

When the developer initially planned the community, a set of legal documents were prepared. These documents established the Association, outlined the administration of the Association, and provided rules for use of the Clubhouse, its Amenities, and the Gatehouse. These legal documents are contained in your Public Offering Statement and consist of the following:

Articles of Incorporation: Establishes the Association and defines its purpose, structure and authority.

By-Laws: Establishes rules for the administration of the Association by the Board of Directors, defines Committees and outlines the structure of the membership meetings.

Declaration of Restrictive and Protective Covenants: These documents detail each Lot Owner's property rights and the restrictions on use of the property, as well as the rights and obligations of the Association. The regulations are set up to protect property values and maintain the appearance and integrity of the community. From the time you take title of your new home, you are legally bound to them.

Common Grounds Standards Rules and Regulations

The following applies to all common ground (under the jurisdiction of the Lake Ridge Homeowners Association), adjacent to an individual homeowner's property.

For the purpose of these Standards Rules and Regulations, common ground is described as follows:

- A. Natural growth and treed areas (woods).
- B. Grass areas which are not part of a lot.

Planting on common ground is only permitted in the grass areas and along the woods' edge, not in the woods.

1. All plantings on common ground require approval by the Grounds Committee and the LRHOA Board of Directors (BOD). The homeowner must complete the Grounds Application Form for forwarding to the Grounds Committee. The application must include a diagram of the proposed planting area, a description and location of the proposed planting, and a copy of the survey of the homeowner's property. (If a copy of the survey is not attached, it may delay action by the Ground Committee). The plantings must not interfere with drainage or irrigation. Any planting request must be accompanied by written agreement signed by adjacent neighbors:
 - a. Plantings may include trees, shrubs, and flowers. No fruit trees, vegetables plants, artificial plants or artificial flowers are permitted on common ground.
 - b. All plantings must be maintained by the homeowner, including mulching, trimming, and weeding. Only black, brown, or red mulch is allowed.
 - c. The homeowner must sign a written statement that the common ground that he/she is planting on is the property of the Association.
 - d. After Grounds Committee approval, a follow-up inspection will be made to ensure that the completed planting is in accordance with what was approved.
 - e. An application must be submitted for any existing plantings on common ground that were planted by homeowners without prior approval.
 - f. Any plantings on common ground that have not received HOA approval will be removed at the homeowners' expense.
 - g. In addition to plantings, approval may be granted to place one bird house, one bird bath or one bird feeder on common ground. Any request must be accompanied by written agreement signed by adjacent neighbors.
 - h. Agreement by adjacent neighbors with regard to an application shall not be unreasonably withheld.
2. At the discretion of the Grounds Committee and with the approval of the BOD, trees on common ground may be removed or trimmed at LRHOA expense for any of the following reasons:
 - a. The tree is dead, dying, diseased, uprooted, or leaning more than 30 degrees and poses a hazard of falling on a homeowner's residence, property, sidewalk, or roadway.
 - b. The tree has limbs overhanging the house or patio.
 - c. The tree is unsightly and easily visible.
3. Residents are allowed to enter the woods, however not the retention basins due to safety and liability concerns. Taylor Management and Lake Ridge personnel and contractors hired by Lake Ridge are allowed into the woods and retention basins to conduct Lake Ridge business.
4. The Grounds Committee will conduct an annual inspection of all common areas, and violations will be noted and reported to the General Manager. Violations will be dealt with in accordance with these Standards and pursuant to the governing documents of the LRHOA.
5. Placement of anything on common ground by homeowners, except as described in the foregoing, is not permitted.

ARCHITECTURAL STANDARDS

The Architectural Review Committee (ARC) is appointed by the Board of Directors and charged with the responsibility of assuring that the exterior of resident homes and surrounding property (not including the common grounds) shall always be maintained in a manner that:

1. Avoids activities deleterious to the aesthetic or intrinsic value of the property, providing for visual harmony.
2. Furthers the comfort of the Lot owners, their guests, invitees, and lessees.
3. Promotes the general welfare and safety of the community.

Consistent with these responsibilities, the committee has developed standards which permit homeowners to personalize the exterior of their homes and the surrounding area (not including the common grounds), while at the same time maintaining the visual harmony, ambiance, and aesthetic nature of the community as a whole. These standards replace and supersede those contained in our governing documents, resident handbook and the Planting Supplement that was originally given to Homeowners.

No changes or improvements to the home or to the Lot may be affected without prior written approval of the ARC or Grounds Committees.

EXTERIOR APPEARANCE AND IMPROVEMENTS

- Window or area air conditioners are prohibited.
- Garage doors must be kept in the down position, except that they may be raised 24 inches when the resident is drying clothes in the garage.
- The exterior color scheme of the home, including the color of the siding, the building trim and the doors and windows, may not be changed without written approval from the ARC Committee. The garage door, front and rear entry doors and shutters on a house must all be the same single approved color and finish.
- Trash containers must be kept in a clean and sanitary condition and be stored in the garage.
- No Lot Owner within the property shall be permitted to erect, construct, install or maintain a perimeter or non-perimeter fence on an individual dwelling lot of any kind, type, or nature whatsoever. For this purpose, the term "perimeter fence" or "non-perimeter fence" shall include, but not be limited to, any contiguous barrier of any height or thickness and constructed of any material.

RULES AND REGULATIONS

The rules and regulations which follow are a summary of much of the material which is contained in the aforementioned documents, and as such, they are meant to afford you the most basic understandings with respect to the nature and extent of the respective regulations.

USE OF THE LOT

- A home may be occupied for single family, residential purposes only.
- Lake Ridge is an age-restricted community, pursuant to the Fair Housing Act. As such, at least one permanent resident of your home must be 55 years of age or older. A child of a permitted resident is a permitted occupant, providing that the child is over the age of 19.
- A resident is fully responsible for the conduct of that resident's guests and invited visitors. Any violation assessment or other sanction that is incurred due to the improper conduct of a guest or visitor will be instituted against the maintenance account of the Lot Owner.
- There is a maximum occupancy restriction of two (2) persons per bedroom (i.e., the maximum occupancy for all models is four (4) persons, with the exception of the Lake Ridge II model, which can be occupied by six (6) people as it is a 3-bedroom model.

RENTAL/LEASING RESTRICTIONS

- A home may not be rented prior to the Owner having first occupied the home for at least three (3) years prior to the commencement date of the lease agreement.
- A home may not be rented or leased for a term of less than one year.
- There must be a provision in a unit lease by which the occupancy which arises therefrom is made subject to the provisions of the Declaration, the By-Laws and the rules and regulations of the Association.
- A fully conformed copy of the lease and lease rider and a check in the amount of \$250, made payable to Lake Ridge HOA, must be supplied to the Association in advance of the occupancy.
- The tenant is required to complete the age certification and census forms and provide same to the Management Office, along with documentation showing proof of age, prior to occupancy.

PETS

- A total of two (2) usual, domestic household pets are permitted.
- Exterior pet pens, cages, runs or structures for housing animals are prohibited.
- When a pet is outside of the home, it shall not be permitted to run freely, rather it must be kept on a leash which has a maximum length of six (6) feet.
- Immediate clean-up of pet droppings is required.

VEHICLES

- Certain types of motorized vehicles are prohibited. They include motorcycles, campers and recreational vehicles, pick-up trucks with a weight in excess of 4.0 ton, vehicles primarily used for commercial purposes and vehicles with commercial writing on them.
- Only vehicles which are road worthy and currently registered are permitted.
- Abandoned, stored and/or disabled vehicles, campers, boats, trailers of any type, motor scooters, ATV's, and similar type of motorized vehicles are prohibited.
- No vehicle can park on any street overnight (between midnight and 7am).
- No overnight parking is permitted at the Clubhouse and Annex unless temporary parking permits are obtained from the Management Office.
- Vehicles may not be serviced, in any fashion, on-site.
- No motorized vehicle of any kind may be operated or driven upon the common property except on roadways and parking lots.

EXTERIOR SIGNAGE

- The installation or affixation of exterior signs is prohibited. Signs which are visible from the exterior of the home are limited to one (1) 'for sale' or one (1) 'for rent' sign measuring no more than 24" x 24" and affixed to the inside window of the home. No such sign may contain any indication of the sale price of a home. All such signs must be commercially produced, and not handmade.

Additional rules and regulations may be promulgated by the Board of Directors from time to time.

When this occurs, each Lot Owner will receive an executed copy of a formal Board Resolution in connection herewith.

DOING YOUR PART

The key to a successful Association is the support and enthusiasm of the membership -- and since you're a member, that means you. Without the involvement of its members, Associations cannot operate successfully.

We strongly encourage you to be involved in the Association by serving on the Board of Directors, becoming a committee member or volunteering, and applying your talent where it will be the most useful. You can also help the Association by the following:

1. Pay your Association maintenance fees on time.
2. Follow the rules, be cooperative and help where you can.
3. Participate in a meaningful way.

The value of your home and the success of the Association depend on you. Give it all you can.

ASSOCIATION COMMITTEES/CLUBS/GROUPS

The management and administration of a large and active Homeowners Association relies on our Standing Committee and Volunteer Committee members. Below the current committees, clubs, sports activities, and groups are listed.

STANDING COMMITTEES

ARCHITECTURAL REVIEW COMMITTEE (ARC)
FINANCE/AUDIT COMMITTEE
GOVERNMENT COMMITTEE
GROUNDS COMMITTEE

INDEPENDENT CLUB

COOKING CLUB
GOLF CLUB
ITALIAN CULTURE CLUB (ICC)
SHALOM CLUB
SINGLES CLUB
WINE CULTURAL SOCIETY
WOMEN'S CLUB

GROUPS

AQUACISE
BILLIARDS
BODY BY TRACY
BOOK DISCUSSION
BOWLING
BRIDGE
COMMUNITY GARDEN
EMERALD GROUP
EXERCISE
FITBALL
GARDEN & ENVIRONMENT GROUP
LAKE RIDGE CHORUS
LINE DANCING
MAGIC GROUP
MARIAN SOCIETY
MEN'S GROUP
MULTI-DAY TRAVEL
MUSICAL THEATER DANCE
NEEDLECRAFT
OSTEO EXERCISE
PAINTING
PILATES
RED HAT SOCIETY
VETERANS GROUP
YOGA

VOLUNTEER COMMITTEES

AUDIO/VISUAL COMMITTEE
DOCUMENT AND POLICIES COMMITTEE
ELECTION COMMITTEE
GYM COMMITTEE
HOME SALES COMMITTEE
NEWSPAPER COMMITTEE
POOL COMMITTEE
WELCOMING COMMITTEE

SPORTS ACTIVITIES

BOCCE
CORNHOLE
PICKLEBALL
POOL VOLLEYBALL
SHUFFLEBOARD
TENNIS

SNOW REMOVAL PROCEDURES

Our plan is simple; we want to provide access from the street and parking area to your home. Please familiarize yourself with the Snow Guidelines so that we may have a successful clearing process.

A snow clearing effort is triggered by an accumulation of three (3) inches and approval by the Township. The first priority is to ensure that the main roadways are passable for emergency vehicles; specifically, Lake Ridge Blvd., Morningdale Blvd., Clear Lake Blvd., and Woodbine Lane. As soon as the initial pass has been made on these roadways, the snow removal process continues on the remaining community streets. Driveway clearing begins upon Board approval. The driveways of those on our medical priority list (chemotherapy or dialysis) are cleared first. Driveway clearing can take a significant amount of time, so please be patient! Finally, mailbox areas, hydrants and storms drains are addressed. Please remember that the more snow there is, the longer each step of the operation takes.

Residents may wish to keep a supply of potassium chloride ice melt on hand for the times when the snow melts and refreezes overnight.

Efficient operations require a plan which dictates starting at some point and ending at another. It follows, therefore, that some homes will be cleared first and some last. We will make an effort to alternate first and last home each storm.

SECURITY POLICY – MAIN GATE

Visitor Gate

1. No visitor will be permitted to enter the community unless:
 - Guard has called resident for approval.
 - Resident had previously called Gatehouse approving visitor entry.
 - Their name appears on the Pre-Authorized Visitor Access form that you previously provided to the Management Office.
2. Residents who do not have their access card or remote must use the Visitor Gate.

Resident Gate

1. Residents must use either the access card or remote(which can be purchased through the management office).
2. Avoid holding up traffic. Use your access card if remote is not working and vice versa.
3. When using your access card, wave the card in front of the reader. After the gentle beep, the gate will open. Please keep in mind, the access card must face the reader and be held no further than four to six inches away.

Helpful Hints

1. Please make sure all deliveries have your correct last name.
2. If you are having several guests, please call the Gatehouse in advance.
3. Please make certain your guests communicate your name clearly.
4. If you are going on vacation, please call the Gatehouse with instructions on who to admit and when you will be returning.
5. Please remember that contractors, such as landscapers and some deliveries that do not require you to be home, must be approved to gain entry. Please call the Gatehouse in advance.
6. Gate remotes may be purchased through the Management Office for \$30.00, via check only.

Access cards and gate remotes are for resident use only and should not be distributed to contractors and non-residents for security reasons.

Lake Ridge has 24/7 security.

TRASH AND RECYCLING

Pursuant to the provisions of the Municipal Services Act, the Township has elected to reimburse the Association for the cost of trash and recycling services.

The Association has therefore contracted with a local carting company, Waste Management, for trash and recycling services. Trash containers must be kept in a clean and sanitary condition and be stored in the garage.

RECYCLING PICK UP SCHEDULE

All recycling is scheduled for pick-up on Wednesdays.

All recyclables should be placed at curbside by 7:30 a.m. of pick-up day or after dark the night before.

- **Paper and Co-Mingled Single Stream Recycling:** All recycling, paper and co-mingled, may be mixed together into one container with a tight-fitting lid that is no larger than 32 gallons. No bundling or bagging of any recyclables. No plastic bags. Cardboard is to be flattened. Rinse all food cans, glass bottles and jars, and plastic containers. Acceptable plastic containers are most beverage and detergent plastics with recycle #1, #2, #5 (number is located on the bottom). No food soiled paper, food scraps or garbage.

TRASH PICK UP SCHEDULE

Trash pick-up is Monday and Thursday.

Trash containers must have a tight-fitting lid and should be placed at curbside by 7:30 a.m. of pick-up day or after dark the night before. If you need a special trash pick-up such as broken appliances, furniture, etc., contact Waste Management to make arrangements at (800) 348-6161.

In the event there is no trash collection service due to a legal holiday, the Management Office will post the next trash pick day as soon as it becomes available.



POOL ID CARDS

Call the Management Office for an appointment to have your swimming pool photo ID card made. This card is necessary in order to use the pool. The cost to replace your ID card is \$15.00. Photo ID cards are also required for home health aides who will need to use the courtesy bus.

KEEPING RESIDENTS INFORMED

Lake Ridge announcements, activities, event information, and so much more are shared with residents via four ways. The in-house Comcast cable TV channel 22, email web blasts, and monthly newspaper, The Views. For urgent and important messages, we also use Robo Calls.

ANNEX BUILDING

The Annex is a great place for clubs and Committees to hold meetings and for residents to utilize the craft and multi-purpose room to enjoy their favorite hobby. Room reservations must be coordinated through the Activities Coordinator in the Clubhouse Management Office.



COURTESY BUS TRANSPORTATION

Lake Ridge provides courtesy bus transportation to local venues to the following locations:

Manchester shopping center, Bricktown Malls, and the Ocean County Mall, Home Goods and Marshalls.

**Please refer to the monthly newspaper, The Views, for the current schedule

SPEED LIMIT

The speed limit throughout the Lake Ridge community is **25 mph**. Please inform your guests of this policy prior to them entering the community. All residents and guests are required to come to a full stop at all Stop Signs.

General Rules and Regulations for Clubhouse and Recreational Facilities



CLUBHOUSE FACILITIES

The attractive 15,775 square foot Clubhouse is the focal point for all social and fitness activities within the community.

- * Grand Ballroom
- * Heated Indoor Pool w/ Hot Tub
- * Locker Rooms w/Saunas
- * Billiard Room
- * Fully Equipped Fitness Center
- * Lobby w/Cozy Fireplace
- * Commercial Catering Kitchen
- * Outdoor Pool/Patio Area
- * Social Room/Latte Lounge
- * Large Card Room
- * Small Card Room
- * Library/Reading Room

HOURS OF OPERATION

The Clubhouse is available to resident members from 5:30 A.M. to 10:00 P.M., unless otherwise posted. Key card access is required. Gather with friends in the well-appointed lobby.



GRAND BALLROOM



Whether it's a large party, watching entertainment, news, and sports on the large screen television, or just relaxing with your friends and neighbors, the elegant Grand Ballroom is a wonderful gathering spot for everyone.

SMALL AND LARGE CARD ROOMS

No matter what your game, you'll never play in greater style.... with great people! The card rooms and billiard room provide the perfect setting for relaxing activities. Card tables are available on a first-come, first-served basis.



BILLIARD ROOM

For the serious or social players, this is a great spot for players and 'kibitzers' alike. Pool tables are available on a first-come, first-served basis. If there are people waiting to use a pool table, players should limit themselves to one-half hour of play or the end of their current game. Use of this room is restricted to those eighteen (18) years of age or older.



ROOMS/SAUNA/FACILITIES

Try either of these sparkling tiled rooms with saunas "for a change". Lockers are available on a first-come, first-served basis. Key locks or combination locks may be employed only while using the facilities. These locks **MUST** be removed when leaving - **NO OVERNIGHT USAGE**. Please keep restrooms neat and floors as dry as possible after swimming and/or showering.



FITNESS CENTER/EXERCISE ROOM

Residents can engage in invigorating workouts at the fitness center. Hi-tech and fully equipped with everything that will make you feel and look years younger. The exercise equipment is available on a first-come, first-served basis to **Resident members only**. Please wipe down your equipment after using. Equipment should not be moved UNDER ANY CIRCUMSTANCES. Proper athletic footwear is required. No food or drinks are permitted with the exception of plastic-bottled water. The TV should be shut off when the last person exits the room.



THE LIBRARY

Relax with a good book or puzzle. Books are loaned on the honor system. The fiction books are arranged alphabetically by the author and the non-fiction books are arranged by subject. For your convenience, when returning a book, please utilize the book drop box. The Management Office staff is happy to assist you in obtaining a book from the higher shelves.



SOCIAL ROOM/LATTE LOUNGE

The Latte Lounge is a great place to sit with friends while enjoying a variety of hot beverages. You may also enjoy watching the morning news or listening to some music channels on the flat screen smart TV.



BBQ AREA



The BBQ Area is available for all residents to use on a first come first serve basis.

Rules:

- Must bring your own BBQ tools.
- Must clean the grill after use.
- Dispose of all your garbage afterwards.
- Re-cover the grill when done.

INDOOR POOL
Open all year round



OUTDOOR POOL

Open Daily Memorial Day Weekend through Mid-September



CURRENT POOL GENERAL RULES :

NO SWIMMING ALONE WHEN LIFEGUARD IS NOT ON DUTY

- **Despite lifeguard presence, use of pools/spa remain SWIM AT YOUR OWN RISK**
- Each resident must use their Lake Ridge access swipe card to enter the indoor/outdoor pool areas. The door should never be held for other residents entering. All guests must sign in on the log.
- Conversation with lifeguards should be restricted to pool and safety matters to prevent distraction from their duty to safeguard the people in the water.
- Only US Coast Guard Approved flotation devices can be used in the pools. Noodles are permitted but may not be used as a flotation device. Goggles and masks are permitted. No toys or snorkels allowed.
- No meals, alcoholic beverages, smoking, pets, glass, or other breakable items are permitted in the pool area. Small snacks are permitted in the pool area, but meals are restricted to the BBQ area only.
- Authorized service dogs are permitted.
- No diving, running, acrobatics, ball-playing, or throwing objects is permitted in the pool or pool area, except for Board-sanctioned events (e.g., pool volleyball).
- Any matters of importance/injury must be immediately reported to the lifeguard on duty, management, or the pool committee.
- Use caution when walking to restrooms and locker rooms, as the floors are slippery when wet.
- Each swimmer must rinse off before entering the pool or spa, per state code.
- Residents and guests should use good judgment regarding health issues which may be contagious and affect other pool users. If they have such issues, they should not use the pool.

GUESTS/FAMILY SWIM:

- If there is no lifeguard on duty for any reason, no guests under 19 years of age are permitted. No guests are permitted in the pool area unless accompanied by a resident. Each guest must sign in and leave the pool area when the resident leaves.
- Residents are responsible for the conduct of their guests. A guest's violation of the rules will be treated as a violation by the resident.
- A maximum of four guests per household may be admitted. However, the Board may limit the number of guests during high-usage times or special events.

- Strollers, carriages, and baby carriers will only be permitted in a designated area by the **outdoor** pool during family swim time. No strollers, carriages, or baby carriers permitted in the **indoor** pool area.
- No one under (3) three years of age is permitted to be in the pool.
- No diapers or rubber pants are permitted in the pool.

Lap Lanes: Residents and guests (16) sixteen years of age and older are permitted.

- There is a 30-minute limit if another swimmer is waiting.
- No guest may use a lap lane if a resident is waiting for it.
- Snorkels and fins are permitted for adults, but only while swimming in lap lanes.

Indoor Pool/Spa: 9am-9pm 7 days per week. Lifeguard on duty 12pm-4pm. Family swim 12pm-3pm.

- **Summer Hours:** No lifeguard on duty. No guests under 19 years of age permitted.
- Entry must be through the men's or women's locker room and the nearby doorway to the pool area. No entry may be made from the hallway near the fitness center.
- The whirlpool spa is for use only by residents and guests who are at least 19 years of age, as recommended by state law.
- Health authorities recommend soaking for no more than 15 minutes at one time. A spa user who feels dizzy or overheated should carefully get out.
- A maximum of five people are permitted in the whirlpool spa at one time. If others are waiting, use discretion in the length of your time in the spa.
- The whirlpool spa jets cannot be operated when an aquacise class is in session.
- The whirlpool spa is only for use by Resident and adult guests (18) years of age and older.

Outdoor Pool: 9am-8pm 7 days per week. Lifeguard on duty 12pm-4:30pm.

- Family swim time (under age 16) 12pm-3pm Monday- Friday, 12pm -4pm on weekends. Adult guests swim time (over the age of 19) anytime the pool is open.
- Chairs, lounges, and tables are available on a "first-come, first-serve" basis.
- Lounges are not permitted under the canopy.
- The pool and entire pool area must be vacated immediately when the lifeguard, management, or pool committee deem that there is an imminent threat of inclement weather, lightning, or other hazardous conditions.
- If inclement weather closes the outdoor pool, the lifeguard, management, or pool committee will open the indoor pool. Only residents will be permitted if there is no lifeguard on duty.
- A green flag will be displayed at the main pool gate when the pool is open, and a red flag will

be displayed when it is closed.

- There is no restriction on music being played at the pool. However, please be considerate and use volume control as other guests may want to spend quiet time at the pool. HOA approved music will be played on the weekends, with random selections of varied genres of music. Should you have specific requests, please submit a concern sheet, and it will be added to the music selection.
- A new pool cleaning system is now in use and will be operated on both pools on a random basis during the hours the pools are closed 8pm-9am.

FAILURE TO COMPLY WITH THESE RULES CAN RESULT IN FINES, EXPULSION FROM THE POOL AND /OR LOSS OF POOL PRIVILEGES



CLUBHOUSE ACTIVITIES

The Clubhouse hosts a variety of activities on a daily basis. Enjoy morning aquacise in the heated indoor pool, Thursday night line dancing, osteo exercise, and so much more!

GENERAL INFORMATION

- ❖ The setting of the thermostats for heating and cooling SHALL NOT BE CHANGED by a resident or guest.
- ❖ The Association is not responsible for any bodily injury or loss of personal property while using the Clubhouse facilities.
- ❖ Smoking is not allowed in the Clubhouse. Smoking is limited to designated areas outside of the Clubhouse. Resident Members and their guests are responsible for properly disposing of all ashes and cigarette butts in appropriate waste disposal containers.
- ❖ Residents and guests shall remove all food, beverages and other personal property when leaving the Clubhouse.
- ❖ No animals are allowed in the Clubhouse or in any of the recreational areas with the exception of guide dogs.

GUESTS

Residents are proud of the facilities offered at Lake Ridge and invite guests to use them. Please follow the community's rules and regulations, and keep in mind that an adult resident is required to accompany his or her guests when utilizing the facilities.

CLUBHOUSE ACCESS CARDS

Clubhouse access cards are limited to one (1) per person residing in the household. Cards should not be distributed to frequent visitors or contractors for security reasons. You will need the access card to gain entry into the Clubhouse, the gym in the Clubhouse and the Annex Building.

Tennis/Pickleball Courts



Bocce Ball Courts



Horseshoe Pit



Shuffleboard Court



Lakes



Sit and enjoy the view at Robert Johnston Lake and Mallard Pond, both located at the main entrance of the community. Robert Johnston Lake includes two (2) colorful fountains, a lighted gazebo and is stocked for Residents to enjoy some catch and release fishing.



