

Strathmore Court Homeowners Association, Inc.

GENERAL RULES

These rules apply at all Strathmore Court facilities (*clubhouse, pool, tennis, handball, and basketball courts, playground, etc.*) and are always in effect!

- 1. No smoking in any area.**
- 2. No pets.**
- 3. No fighting, roughhousing.**
- 4. No littering.**
- 5. No loitering.**
6. To use any Association facility, you must be a member in good standing. Common charges, etc. must all be current.
7. Any homeowner who knowingly brings in a delinquent member shall also have privileges revoked.
8. Failure to abide by the rules may result in the following disciplinary actions:
 - a. Warning
 - b. Restricted from all facilities for one day
 - c. Restricted from all facilities for one week
 - d. Restricted from all facilities for the remainder of the summer.
9. An up-to-date application must be on file with the management listing all residents and all tenants. New homeowners must fill out the Membership Application which is available at the clubhouse and on the www.strathmorecourt.com website. New renters must also complete the application and have the landlord portion completed, signed, and filed along with a copy of their lease agreement. All renters must submit new landlord authorization forms yearly.
10. All residents/homeowners must be registered with the key fob system to gain access to the pool and/or clubhouse.
11. All guests must always be accompanied by residents.

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12. The use of all facilities is at your own risk.
13. Parents are always responsible for their children.
14. Landlords are always responsible for their tenants.
15. All audio devices must be used with headsets / ear pods/
16. All trash must be placed in appropriate trash containers.
17. The Association reserves the right to levy House Rule penalties when applicable.
18. Common Courtesy Hours 11pm – 7am (Loud music, nuisances).
19. Any resident who requires the use of POD or a dumpster must contact The Management Company for specific instructions.
20. Every effort must be made to store garbage pails properly.

CLUBHOUSE

1. Children under the age of 16 must be accompanied by an adult who shall be responsible for their safety and proper conduct.
2. The adult must always remain with the child. If the adult leaves the premises, the child must also leave.
3. Anyone entering the clubhouse must sign in and write the number of guests.
4. Homeowners in good standing may have up to five (5) guests per visit per household.
5. No alcoholic beverages are permitted.
6. Equipment for the ping—pong table must be supplied by all users. Residents are fully responsible for the use of the room and equipment. Food and/or beverages are not permitted in the ping-pong room or TV area at any time.

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7. Only proper clothing and footwear may be worn in the clubhouse. No wet bathing attire is permitted at any time.
8. Rollerblades/skates/wheelies are not permitted.
9. Proper behavior is mandatory. Any infraction will result in the immediate revocation of privileges. (See General Rules #6 above.)
10. Residents are not permitted in the clubhouse office and may not use the office equipment.
11. No one under the age of 16 is permitted to play billiards. All players must provide their own equipment.
12. Clubhouse rental is permitted for a fee. Rental application forms, requirements, and instructions are available from The Management Company, or on the community website. (www.strathmorecourt.com)

POOL

NOTE 1: Participants who are in good standing, signing in to use the pool must show valid ID with home address (in the past non community members have accessed the pool).

NOTE 2: The pool attendants are in complete charge of the pool area and are there to ensure the safety and environment of everyone involved. Residents who have concerns/issues with their authority should refer to these Pool Rules and, if necessary, contact the Management Company for clarification.

1. The pool hours are 12 noon to 8:00 p.m. every day, unless noted.
2. Each season's schedule will be available on the community website.
3. Entry to the pool area is through the clubhouse side entrance only. Residents must use the key fob for access (Lifeguards will not admit anyone who either knocks on the door or tries to enter with another resident).

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4. Before entering the pool all bathers must observe the sanitary regulations as posted in the clubhouse. No one with any open cuts, infection, fever, cold, cough, inflamed eyes, skin disease, or wearing Band-Aids or bandages should enter the pool.
5. Children of all ages are encouraged to enjoy the new splash pad.
6. All children at the pool must be **accompanied by an adult in a swimsuit** at all times.
7. **Children who are not able to swim must be accompanied by an adult in the pool at all times.**
8. The pool should be entered at the 3-foot section, ladders, or diving board. Jumping or running starts into the pool are not permitted.
9. Children under the age of 3 (three) who are in the pool must be accompanied by an adult at all times. Infants/toddlers are permitted to use standard flotation devices but must be accompanied by an adult at all times.
10. Children who are not toilet-trained must wear swim diapers. "Accidents" will require the closing of the pool to recycle the water at the expense of the resident.
11. Diving is permitted only from the diving board.
12. No one with swimmies is permitted in the diving board area or in the deep water section of the pool.
13. No running, roughhousing, splashing, shoving, dunking, ball-playing, fighting, or foul language will be permitted anywhere in the pool area.
14. The pool may only be used during open hours. Anyone caught at the pool after hours will be treated as a trespasser and prosecuted. Violators will be subject to a minimum \$100 fine for each violation.
15. Fins, rafts and boards are not permitted.
16. Noodles, masks and swim goggles are permitted.
17. Non glass water-filled containers are the only food/drink permitted within the pool fence.
18. Food is not permitted within the pool fence; picnic tables and benches are provided for that purpose.
19. All persons using tables at either the clubhouse or picnic area are responsible for clearing and cleaning those tables after use.

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20. The diving area may be used for one dive at a time, only when the previous diver has performed his/her dive and has left the diving area. "Dive at your own risk."
21. No bicycles, skateboards, etc. are permitted within the pool area.
22. No one is permitted to sit or stand on the return gutters or lifelines, which encircle the pool.
23. Babysitters must be at least 16 years of age. Any babysitter who is not a resident member of the community must be registered and fill out an appropriate form with the pool attendant. Valid ID must be provided.
24. Strollers must be kept far away from the edge of the pool.
25. Use of the patio furniture is on a first come-first serve basis.
26. Deck furniture may not be moved near the pool.
27. Residents and guests must leave the pool area when there is rain, lightning, thunder and/or at the discretion of the lifeguards.
28. Everyone using the pool MUST wear appropriate swimming attire. NO STREET CLOTHES are permitted in the pool.

EXERCISE ROOM

1. Everyone who uses the exercise room/equipment must sign in.
2. Only residents in good standing may use the exercise room/equipment. No guests are permitted at any time!
3. Food and beverages are not permitted except for non-glass water filled containers.
4. Use of the room and equipment is at the resident's sole risk.
5. All equipment must be wiped down after use with Clorox-type sanitary wipes.

SAUNA

No one under the age of 18 is permitted to use the saunas.

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KITCHEN

Anyone using the kitchen is responsible for cleaning up after use and for properly storing materials before leaving. Food may not be left in the refrigerator overnight. The Association is not responsible for any property left in the kitchen.

TENNIS AND PICKLE BALL COURTS

1. Children under the age of 16 are not permitted to use the tennis/ pickle ball courts unless they are accompanied by an adult.
2. Proper shoes must be worn while playing tennis or pickle ball.
3. Guests must be accompanied by a resident.
4. Only tennis / pickle ball play is permitted on the courts.
5. Only residents in good standing are permitted to play.
6. Pets are not permitted to be locked behind the tennis / pickle ball courts fence.

PLAYGROUND

1. Children must always be supervised by an adult.
2. Only residents in good standing and their guests may use the playground.
3. Food and drink are not permitted.
4. The playground may be used from 8:00 a.m. until dusk.
5. All litter must be picked up and removed by anyone using the playground.
6. No pets are permitted within the playground.

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BASKETBALL AND HANDBALL COURTS

1. Only residents in good standing are permitted to use the courts.
2. Beverages are permitted in non- glass containers only.
3. No alcoholic beverages are permitted.
4. No food of any type is permitted.
5. Residents must always remain with their guest(s).

COMMON GROUNDS

1. Golf is not permitted on common property.
2. Use of weapons at any time, including bows and arrows, knives, shotguns, handguns, etc. is not permitted.
3. Use of any type of motorized vehicles (including but not limited to ATV, skateboard, gas powered scooter, go-carts, etc.) is not permitted.
4. No littering on common ground, including the perimeter woods, is permitted.
5. No modifications of landscaping are permitted.
6. Tents and/or party structures (bounce houses, etc.) may not be erected on common grounds in the community at any time.
7. Dogs must be leashed at all times when outdoors, unless inside a secured fenced area on your property.
8. Pet waste must be picked up by pet walkers and disposed of properly at individual homes. Pet waste must not be placed in storm drains or community trash receptacles.
9. Fire Pits: All homeowners must be in compliance with the Town of (Brookhaven Regulations. **Recreational-Fires-and-Open-Burning-Bonfires-** (www.brookhavenny.gov))

**All rules are subject to the
Americans with Disabilities Act (ADA) provisions.**

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