

Mezzano HOA: Board Cabana and Pool Policy

Version 1.0 Approved 07Apr2026

1. Purpose

The swimming pool and cabana are common amenities owned and maintained by the Mezzano Homeowners Association (“Association”) for the shared use and enjoyment of residents and their accompanied guests.

This policy establishes reasonable rules governing access, safety, conduct, and preservation of the pool and cabana facilities to promote safe and respectful use of the Association’s common property.

2. Authority

The Board of Directors is authorized under the Association’s governing documents to adopt reasonable rules governing the use of common areas and recreational facilities.

This policy is adopted pursuant to that authority and applies to all owners, residents, tenants, guests, invitees, and occupants using the pool or cabana facilities.

3. Facilities Covered by this Policy

This policy applies to the following Association amenities:

- Swimming pool
- Cabana structure
- Pool deck and seating areas
- Pool bathrooms
- Pool furniture and equipment
- Fenced pool enclosure and entry gates

4. Pool Hours

Pool Hours: 9:00 AM – Dusk Daily

The pool and cabana area close at dusk. All persons must exit the pool and cabana area at that time unless the facility has been temporarily closed by the Association for maintenance, safety, weather, or other operational reasons.

The Board reserves the right to modify pool hours as necessary.

5. Access Control

Access to the pool and cabana area is limited to Mezzano residents and their accompanied guests.

Key access to the pool gate is issued and controlled by the Association.

The following access rules apply:

- One pool key will be issued per household.
- Pool keys may not be duplicated, transferred, or shared outside the resident household.
- Residents are responsible for all persons entering the pool area using their key.

- Lost or damaged keys may be replaced for a fee determined by the Board.
- Tampering with locks, gates, or access equipment is prohibited.

The Association reserves the right to suspend pool access privileges for violations of this policy.

6. Resident Responsibility

Residents are responsible for the conduct of:

- household members
- tenants
- guests
- invitees
- children under their supervision

All persons using the pool and cabana must comply with the rules contained in this policy and the posted pool rules.

7. Guest Use

Residents may bring guests to the pool and cabana subject to the following conditions:

- Guests must be always accompanied by a resident.
- The resident host must remain present while guests are using the facility.
- Residents are responsible for the behavior and compliance of their guests.
- Guests must follow all posted pool rules.

8. Private Parties and Reservations

The pool and cabana are shared community amenities and are not available for exclusive private reservations.

A maximum of 4 accompanied guests **per household** is allowed in the pool & cabana area.

The Association is not responsible for supervising private gatherings.

9. Safety Requirements

For the safety of all users, the following requirements apply:

- No lifeguard is on duty. Use of the pool is at the user's own risk.
- Children under age 14 must be supervised by an adult (18 or older).
- Running, pushing, rough play, or dangerous behavior is prohibited.
- Diving is prohibited.
- Glass containers are prohibited in the pool and cabana area.
- Proper swim attire must be worn in the pool.
- Infants must wear swim diapers.
- Persons who are ill, have open wounds, or have had recent gastrointestinal illness should not enter the pool.
- The pool must be cleared immediately during lightning or severe weather.

10. Conduct and Courtesy

The pool area is located within a residential community. All users must act in a manner that respects neighboring homes and other residents.

To maintain a quiet and respectful environment for all residents and nearby homes, audible music or audio is not permitted in the pool or cabana area. Music, videos, or other audio content must be listened to through personal headphones or earbuds only. The following items are prohibited: portable speakers, Bluetooth speakers, radios, amplified music devices, or any device that is used to produce audible music/audio that others hear.

Additionally, the following conduct is also prohibited:

- Smoking or vaping in the pool or cabana area
- Illegal drugs or unlawful activity
- Disorderly conduct or disruptive behavior
- Pets within the pool enclosure (except service animals permitted by law)

Residents must dispose of trash properly and leave the facility clean after use.

11. Care of Association Property

All users must respect Association property and facilities.

The following actions are prohibited:

- Tampering with pool equipment or mechanical systems
- Moving furniture outside the pool enclosure
- Throwing furniture or objects into the pool
- Damaging Association property

Residents will be held responsible for damage caused by themselves or their guests.

12. Temporary Closure

The Association may temporarily close the pool or cabana for reasons including but not limited to:

- maintenance or repair
- weather or safety concerns
- health or sanitation issues
- operational needs

Residents must comply with all temporary closure notices.

13. Enforcement

Failure to comply with this policy or posted pool rules may result in enforcement action by the Association.

Enforcement actions may include:

- warning notices
- violation notices
- suspension of pool privileges
- fines or other remedies permitted under the governing documents

Residents remain responsible for the conduct of their guests and occupants.

APPENDIX A: Draft Pool Rules for Board Review

These rules are intended for posting at the pool entrance and for adoption by the Board. They focus on safety, access control, and preservation of the common area.

Pool Sign Text

Access/Emergencies

- In an Emergency: Dial 911
- No lifeguard on duty. Swim at your own risk.
- Pool hours: 9:00AM to DUSK daily (unless otherwise posted).
- Pool and Cabana area close at DUSK (Sunset). All persons in the area must exit at that time.
- Clear the pool immediately during lightning or severe weather.
- No propping open gates or allowing unauthorized entry.

Eligibility/Supervision

- Children under the age of 14 must be supervised by an adult (18+) at all times.
- The pool and cabana are for Mezzano residents and a **maximum** of **4 accompanied guests per household**. The resident host must remain in the amenity area with their guests.
- Residents are responsible for the conduct of their children, tenants, and guests.
- No pets in the fenced amenity area except service animals as permitted by law.

Conduct/Use

- No diving.
- No running, pushing, rough play, or unsafe behavior.
- No smoking, vaping, or illegal drugs in the pool or cabana area.
- Proper swim attire is required. Infants must wear swim diapers.
- All swimmers should use the provided shower to rinse off prior to entering the water.
- Large floats, rafts, and oversized inflatables are prohibited. Only personal flotation devices (such as life vests, arm floaties, or individual noodles) are permitted in the pool.
- No loud music or amplified speakers.
- No tampering with pool equipment, gates, locks, or safety devices.
- Pool furniture must remain in the pool area.

Food & Beverages

- No glass containers in the pool or cabana area.
- No cooking devices (grills, hibachi, hot plate, etc.) in the pool or cabana area.
- No food or beverages in the immediate pool area or pool water.
- All food and beverages must be kept at tables and lounges.
- Dispose of trash properly and leave the area clean.

Violations Notice

- Violation of these rules may result in suspension of pool privileges and other enforcement as permitted by the governing documents.
- Violations can be reported through the HOA portal or to requests@mezzanohoa.com.