

**JACKSON SCHOOL  
HOMEOWNERS ASSOCIATION**

**COMMON AREA POLICY**

CC&R Article XI, Section 11.4.4; Article V, Section 5.1 (k), 5.2; Article VIII, Section 8.1.1, 8.1.2; Article IV, Section 4.3 (d)iii, v; Article IV, Section 4.4 (d) ii, iii

The common areas are for the enjoyment of all resident members. Specific rules covering their use are intended to provide maximum enjoyment for all residents.

**Motorized Vehicles** - There are no motorized vehicles permitted on the greenways or the asphalt paths.

**Dogs** - Dogs must be on a leash in common areas. The Association shall maintain Doggie Dispensers on the greenways. Persons walking dogs are required to pick up their dog's fecal waste.

**Graffiti** - The Association shall remove any graffiti on the fences that border Estate and Harewood. Residents are asked to report graffiti to the Hillsboro Police Department. Residents are required to remove graffiti from their property.

**Encroachment** onto the common areas by private homeowners (or other properties) is not permitted (i.e. landscaping part of a common area adjacent to a resident's property). Residents and non-residents shall not dump their lawn debris or any other items in the common areas including in the Jackson Woods.

**Use for Profit** - To enhance the peaceful and orderly use of the Association common areas and to stabilize maintenance costs, use of the Association common areas shall be limited to personal, non-business uses. The Association common areas shall not be used for any business or commercial purposes.

Fee-based and non-fee based use of the School House shall continue to be allowed at the Board's discretion.

**Weapons** - Discharging any kind of weapon is not allowed in Jackson Woods.

**Violation of use of Common Property** - Violators will be fined \$100 for using the tennis courts for any activity besides tennis, for jumping pool fences or getting into the pool when closed, and for any vandalism to property. Fines shall be given to parents of any children caught in violation, as well as for any

guests of children. Vandalism that incurs costs higher than \$100 will be set at the actual cost.

**Association Maintenance** - The Association has the responsibility to maintain all common property. This includes the island area of Joanne Court. In addition, the Association shall maintain the planting strip along Harewood, as well as assume responsibility for the sidewalks.

## **TENNIS COURTS**

The tennis courts are for the use of the residents of Jackson School HOA. The courts will have gates that automatically close and lock.

Only JSHOA residents with or without guests may use the tennis courts. A resident must accompany non-resident players at all times on the tennis courts.

### **Rules:**

1. Bicycles, tricycles, skateboards, roller blades or any non-tennis activity are not allowed.
2. The gate is to be closed and locked when you leave. It is your responsibility to lock the gates after using the courts.
3. Limit playtime to 1 hour when others are waiting.
4. Follow tennis rules of etiquette at all times.
5. Wear proper athletic shoes when on the courts.
6. Food and beverages are prohibited on the playing surface. Beverages in non-breakable containers allowed outside the Court area ONLY. All garbage must be removed when play is terminated.
7. Hours of play are from 6am to dusk. Early morning players are requested to be courteous to adjacent neighbors and refrain from making noise.
8. No dogs are allowed inside the fenced enclosure for the tennis courts.

If a person is found in violation of tennis court rules, the responsible resident will be given a verbal warning. After the third violation of the rules by a resident, their family member, or their guest, the resident may be prohibited from using the tennis courts for a period of time as defined in the governing documents.

Reoccurring violations from the same residents will be referred to the Board of Directors for appropriate action. Such action may include fines or other restrictions of the JSHOA facilities.

## **SWIMMING POOLS**

Please see the Activity Directory or the bulletin board at each pool for rules that supplement the rules below.

### **Lifeguards**

No one under 18 is allowed to use the pool alone.

### **Harewood Pool**

Harewood Pool was not built deep enough to allow diving, therefore diving is forbidden. This rule shall be posted around the pool to inform swimmers.

### **Lindsey Pool**

Diving at Lindsey Pool is at the discretion of the lifeguard on duty. If there is no lifeguard, no diving is allowed.

### **Pool Entrance**

A sign-in procedure is established for homeowners, children, and guests using either pool. The sign-in will include name and lot number.

For entrance to the pools, residents must use a key fob. Key fobs are available for a deposit fee. Each resident lot may apply for one key fob. Owners who rent out their home within the Association understand that the tenant has the rights to use the HOA facilities as the resident and the owner does not retain this right. A new homeowner must complete paperwork and pay a pool key-fob deposit. Residents who rent from owners must have a current lease on file provided by the owner in order to obtain a key fob for pool use. Owners who rent out their home within the Association may not obtain a key fob for the tenants of their home. When an owner or renter moves, the key fob will be deactivated. They should return the key fob for a refund.

Residents may have their pool use restricted for non-payment of assessments or fines.

### **Guest Provisions**

Teens (Ages 14-17) Teenage residents are welcome to have 1 guest (age 14 or older) accompany them into the pool facilities as long as the teenage resident remains present.

Adults Adult residents (18 and older) are welcome to have up to 4 guests of any age accompany them into pool facilities as long as the adult resident remains present. Those stating they are at least age 18 may be required to have photo id if bringing more than one guest. This applies to residents and guests.

Non-residents may only use the pools as a guest of a resident. All guests need to be accompanied by the resident who invited them at all times. No non-resident groups may rent any of the pool facilities.

In the event that a pool is at capacity for either (a) lifeguard maximum guarding ability, or (b) pool legal capacity (whichever is less), the lifeguard may direct swimmers to the other pool if space allows at that pool or to wait until the number of swimmers is below capacity and there is room for new swimmers at that pool.

### **Pool Infractions**

Lifeguards are authorized to give swimmers instructions to comply with Association pool regulations and the lifeguard's safety requirements. The consequences for failing to comply with the lifeguard's instructions or other pool rules are as follows:

- 1<sup>st</sup> Offense receives a verbal warning.
- 2<sup>nd</sup> Offense receives a verbal warning and notification to the adult resident if the offender is a minor or a guest. If the offender is the adult resident, the manager will be notified.
- 3<sup>rd</sup> Offense will cause the key fob to be turned off. This will be for no more than 72 hours.

If the key fob must be turned off, the resident and owner will receive a follow up notification of the reasons for the key fob being turned off.

Any use of any of the pools after privileges have been revoked for the behavior of any member of the residence will be subject to a fine. This includes using the pool as a guest of another resident.

### **Swim Cards**

Persons 11 years and younger are prohibited from using the pool without a parent, legal guardian or adult resident present to look after them.

Authorized swim personnel may administer a swim test to 12-13 year olds to determine if they swim well enough to receive a swim card permitting them to use the pools unaccompanied by their parent, guardian or a resident adult. The parent or legal guardian of the 12-13 year old must be present for the swim test. The test will be administered at the Harewood Pool. The test dates and test results will also be posted at the Harewood Pool.

The I.D. cards must be presented in order to swim unaccompanied and may be revoked in the discretion of the lifeguard and the Association's Board. The lifeguard will clip a corner of the card if the minor receives two verbal warnings. Three clipped corners will result in the loss of the swim I.D. card for the rest of the season. Swim I.D. cards are good for one summer pool season only.

### **Non-Swimmers**

Non-swimmers need an adult in the pool with them at all times. Non-swimmers are not allowed in the deep end of the pool. Non-swimmers may use

certified lifejackets in the water, but may not use uncertified devices for flotation.

### **Swimming Lesson Programs**

Swimming lessons (group, private and swim team) will be made available primarily for residents. Grandchildren of residents will be allowed to sign up after children of residents have had an opportunity to sign up first. Limited lessons will be available to non-residents. Children may take private lessons when they are at least three years old, are tall enough for their head to remain above the water line at the shallow end of the pool, and demonstrate to the satisfaction of swimming instructor that they are able to follow instructions.

All parents must stay four feet back from the pool deck while swim instruction occurs (per health code requirements).

For lesson sign-ups, there is a \$5.00 transaction fee to cover the bookkeeping costs in the event of cancellation for any summer program with more than two weeks notice. Fees for classes cancelled less than two weeks before commencement will not be refunded except in emergency situations.

### **SCHOOLHOUSE**

The Schoolhouse is for the use of Jackson School Homeowners Association residents. It is not available for rent by non-residents. Residents who are renters and have a current lease on file in the Association office will be allowed to rent the Schoolhouse. The lot owners' insurance is the primary insurance for their renter's use of the schoolhouse.

Rentals may be made six months in advance. A resident may use the Schoolhouse no more than three days in a row.

The resident renting the Schoolhouse must be in attendance for the entire event. The resident renting the Schoolhouse must be an adult and one of the primary owners or renters on record with the Association.

Deposits and payments for rentals are due in full at the time of reservation. Cancellations occurring with less than 30 days notice from mid-May through the end of June and mid-October through the end of December will result in forfeiture of rental fee. Cancellations occurring with less than two weeks before the scheduled event at all other times will result in forfeiture of rental fee.

For all events, there will be a \$200.00 refundable deposit. The deposit will be returned if the Schoolhouse is left clean, garbage taken and no damage is done to the Schoolhouse.

For all rentals, the Association must approve in advance the planned use of alcohol at the Schoolhouse.

Fees for personal use are as follows:

Half day	\$40.00
Full day	\$60.00

March 1996, Aug. 1998, Oct. 2002, March 2003, June 2003, Aug. 2003, Jan. 2005, Feb. 2005, April 2005, July 2005, Oct. 2006, Jan. 2007, Reviewed Nov. 2008, Nov. 2009; June 2010, November 2013, July 2014  
Swimming Pool Policy folded into this policy November 2013; (Sept. 1991, June 1993, June 1994, Aug. 1995, Oct. 1995, April 1996, March 1997, April 1997, Aug. 1997, May 1998, April 2000, April 2002, June 2002, Sept. 2002, May 2003, June 2003, June 2003, Sept. 2003, June 2004, Sept. 2006, Jan. 2008, Sept. 2008, Reviewed Nov. 2008)  
Tennis court Policy folded into this policy November 2013; (May 2000, July 2003, Reviewed Nov. 2008; Nov. 2009)  
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