

# RIVER'S BEND COMMUNITY ASSOCIATION AMENITIES AGREEMENT

## AMENITIES - USER AGREEMENT:

The use of amenities (basketball courts/pickleball courts/tennis courts/playground/pool/volleyball/gaga pit) is reserved exclusively for River's Bend members who are in good standing. 'Good standing' is defined as: a member who has paid all HOA assessments in full and there are no delinquencies or violations on their account. 'Not in good standing' is defined as: a River's Bend HOA member who is delinquent in their HOA dues and/or has outstanding dues/violations/grievances associated with their account. All HOA members in good standing are eligible for amenity use. Once a member submits their request for access, the information will be reviewed. Once it is confirmed that the requesting member is in good standing with the HOA, the request will be processed, please allow at least one (1) weeks for processing. Those members in good standing may bring guests with them to use the amenities, however the member is responsible for their guest's safety and actions while utilizing River's Bend facilities. At no time will non-HOA members who are residents of River's Bend be allowed to use River's Bend's amenities as a guest of an HOA member. Non HOA member-residents are strongly encouraged to join and support the HOA to use the amenities available to members. If at any time you are not in good standing or you violate the rules for use, your access use will be denied.

River's Bend will be utilizing a card reader entry system for entry into the courts *and* pool to improve the safety for our residents as well as to ensure that our amenities are only used by River's Bend Home Owner's Association (HOA) members, in good standing. This system will require the completed **River's Bend Community Association Courts and Pool Access Application** form and will also require that the HOA member is in 'good standing' as defined above

### **Courts Access:**

Residents must have cell phone capability to access the basketball and pickleball courts. A signed user agreement is required on file before access will be granted. If a resident does not have cell capability, they can request access by contacting the Site Manager, Lori Gentry, or designated committee member. Access can be provided with resident information along with a requested time of access. **RESIDENT MUST HAVE A SIGNED USER AGREEMENT ON FILE.** The gate will be opened remotely for the resident.

Once a resident submits their request for access, the information will be reviewed. Once it is confirmed that the requesting resident is in good standing with the HOA, the request will be approved and processed. If at any time you become delinquent or have outstanding violations, your access will revoked and the requesting resident will received an email from "OpenPath" with instructions to download the 'OpenPath' application (app) on their phone. From there, the requesting resident will be asked to open an account with 'OpenPath' and your virtual access card (River's Bend Virtual Badge) will appear on your mobile device to allow access to the basketball, pickleball and tennis courts. Just swipe your mobile device at the gate to gain entrance onto the courts.

**Mandatory Guest Registration: Residents are authorized up to four (4) guests. These guests must be registered prior to arrival on the courts. In order to register a guest, residents must send an email to the following address: [riversbndca@gmail.com](mailto:riversbndca@gmail.com) and [Msprag1@gmail.com](mailto:Msprag1@gmail.com). Guest's names are mandatory. If applicable, please provide email and phone number for guest(s) (this is highly recommended).**

### **Pool Access:**

The access for the pool can be granted via the system's app on your phone (directions for downloading will be sent when the application is approved through the site manager for River's Bend) for those ages 12 years and up and via a physical swipe card for individuals ages 5-11 years old. The physical card is available for residents to rent for a small fee of \$5.00. If the physical card is lost, please notify Lori Gentry and a replacement card will be issued for a \$10.00, non-refundable fee. Babysitters and Nannies will be issued a physical swipe card that is designated as 'Babysitter', however these individuals can only access the pool with an HOA member in good standing. For those individuals ages 10 and 11 years of age who have passed the swim test given by the lifeguards *and* have a waiver on file from their parents to access the pool, the swipe card will be noted as 'approved' to ensure lifeguards are aware of the individual's status.

Please complete the application for pool access and read the pool rules and violation policy includes with this form. If you have any questions/concerns, please feel free to reach out to Lori Gentry via e-mail ([riversbndca@gmail.com](mailto:riversbndca@gmail.com)) or in the office (804.414.1282). Please mail the completed application and signed user agreement to: River's Bend Community Association Inc., c/o Lori Gentry, 13203 N. Enon Church Road, Suite 120, Chester, VA 23836

### **Amenities Violation Policy**

The River's Bend Homeowner's Association will implement the following violation policy for those residents who do not follow the rules in place at any of the amenities:

First Violation for not following the rules on the pool and/or the basketball court, pickleball court, tennis court will be a written warning to the resident explaining the violation(s) that has been reported.

The second violation for not following the rules at the pool and/or the basketball court, pickleball court, tennis court will be a written letter to the resident explaining the violation(s) that has been reported, as well as a 2 week suspension from ALL amenities for all residents in that home.

The third violation for not following the rules at the pool and/or basketball court, pickleball court, tennis court will be a written letter to the resident explaining the violation(s) that has been reported as well as a suspension of access to ALL amenities for 6 months for everyone in the home. Access will be restored after 6 months or upon review from the Board of Directors at the request of the resident.

Residents are responsible for the guests they bring to the amenities and therefore if the guest of a homeowner is found to be in violation, the above violations will be applied to the resident. If a guest should have three (3) violations, that guest will no longer be welcome at River's Bend's Amenities.

**Violations: The Association reserves the right to bar you from using the amenities if you violate any of the rules. Report violations to the On-Site Office at: 804.414.1482 or by calling one of the Board of Directors. The information below is mandatory: NOTE: if you have no desire to use the amenities, please do not submit a User Agreement. This will lower the cost to the Association.**

## **RIVER'S BEND COMMUNITY ASSOCIATION COURT RULES & REGULATIONS**

The courts (basketball, Tennis and Pickleball) are for the use and enjoyment of all association members. To use them, you must comply with the following rules:

1. Use of amenities is for members of the River's Bend Homeowner's Association
2. Courts are open from 8:00am – 9:00pm
3. Use of the HOA amenities is at your own risk, the Association is not responsible for injuries or accidents
4. Residents are responsible for cleaning the court areas after use (pick up, and dispose, trash in trash receptacles)
5. The recreational courts are for members and their guest(s) only.
6. Members are responsible for their guests at all times
7. Residents are authorized a maximum of four (4) guests.
8. **No guests allowed during the COVID mandate restrictions**
9. Be considerate of those in the vicinity of the courts (including the playground area) and other players, share the courts and let others play
10. All players must wear proper attire (t-shirts, shorts, sweat suits or other appropriate athletic clothes) while on courts. Sneakers must be worn when playing on the courts.
11. The courts are for tennis, basketball and pickleball play only. No other activity is permitted.
12. **Ensure the gate is closed upon entering and leaving the courts.**
13. **The following are PROHIBITED on the courts:**
  - a. **Bikes, rollerblades, skateboards, skates, hockey and animals**
  - b. **Hanging on the rims, pulling, sitting or leaning on nets or goal supports and climbing the fence**
  - c. **Food, gum, glass containers, spitting, use of alcohol or tobacco products**
  - d. **Fireworks and sparklers**
  - e. **Removal of gates, nets and other facility equipment**
  - f. **FOUL LANGUAGE OR FIGHTING – Good conduct is a must at all times**

### **BASKETBALL COURT TO INCLUDE PICKLEBALL AT THIS TIME**

- Courts will be shared; full court play will be suspended if other residents desire to have family play.
- Only residents with authorized access, which includes a signed user agreement, will be allowed access to the courts.
- Gate shall not be opened to allow persons to enter who do not have authorized access. GATES ARE REQUIRED TO BE CLOSED AFTER ENTRY. NO ATTEMPT TO PROP COURTS OPEN WILL BE ALLOWED.
- Violation of the rules and regulations will result in access being disabled or cancelled. See the included violation policy.
- Disturbing the games play on neighboring courts is prohibited.

**Violations: The Association reserves the right to bar you from using the amenities if you violate any of the rules. Report violations to the On-Site Office at: 804.414.1482 or by calling one of the Board of Directors. The information below is mandatory: NOTE: If you have no desire to use the courts, please do not submit a User Agreement. This will lower the cost to the Association.**

## **RIVER'S BEND COMMUNITY ASSOCIATION POOL RULES AND REGULATIONS**

1. The lifeguards have the authority to enforce the Rules and to dismiss a person if the rules are not followed. Decisions made by the lifeguards in conjunction with the pool management company are final and will be supported by the HOA.
2. The pool is open from 10:00am – 8:00pm daily.
3. All pool members must be River's Bend Homeowner Association members in good standing in order to use the facility.
4. All persons ages 5-11 years old must have a physical swipe card for pool access. Individuals 12 years and up must have either a physical swipe card or the app for OpenPath installed on their phone. An amenities agreement must be on file and approved for the swipe card and/or OpenPath app. When entering the pool the card/app must be scanned, if the light is green, entry is permitted into the pool area, if it is red, the member is not permitted into the gated pool area and must contact Lori Gentry, 804-414-1282.
5. ***Giving you phone or swipe card to someone to gain entrance is STRICTLY Prohibited and may cause your amenities access to be revoked***
6. A fee of \$5.00 will be charged for physical cards. Save your swipe cards for the following year. There is a replacement fee of \$10.00 for each lost card.
7. All guests must be signed in at the pool entrance. Ten (10) free guest passes will be given to each household. Extra guest passes are available from the On-site manager. The fee is \$3.00 per guest, 5 years and older. Call 414-1282. Lifeguards do NOT accept cash. Guest passes must be acquired from the site manager.
8. There will be a 10 minute safety break for lifeguards at the top of every hour from 11:00am – 7:00pm.
9. Persons who cannot swim must be within arm's reach of a supervising adult. Flotation devices such as water wings, life vests, etc. are only permitted when the supervision adult is in the water and must remain within arm's reach while non-swimmer is in the water.
10. All persons 12 years and under must be accompanied by an adult inside the pool enclosure unless a signed waiver is on file for children 10 and 11. A lifeguard will require a swim test to determine if the child can swim well enough to use the pool without supervision. You must be able to swim the length of the pool without assistance, must exhibit appropriate behavior and must follow the Pool Rules or the waiver privileges can be revoked. The individual's swipe card will be noted if they have passed the test and a waiver is on file.
11. Babysitters and Nannies must have a current Babysitter Registration form on File. Babysitters and Nannies will have a designated swipe card for access, however are only permitted to the pool when entering with a resident in good standing.
12. There shall be no swimming without lifeguards present.
13. The Pool is private property of the Association. Only Association Members and their guest(s) may use this amenity. All guests must live at least one mile from the pool. Persons using the Pool do so at their own risk.
14. The Association is not responsible for valuables or injuries to members or guests.
15. Admission to the swimming pools shall be refused to any person who has an infectious disease, sore or inflamed eyes, nasal or ear discharge, a communicable disease of any kind, excessive sunburn or open sores.
16. The River's Bend Community Pool will follow the CDC's recommendations in case of water contamination.
17. Upon sighting of lightening or the sound of thunder, all persons must exit the pool deck and the pool will close for 30 minutes and will remain closed until pool management has cleared it as safe to swim.

18. Alcohol is not permitted except at private parties.
19. Smoking and vaping is not permitted in the pool enclosure.
20. No glass containers of any kind will be permitted in the pool enclosure. Glass is a hazard to the daily maintenance of the pool and if broken glass is found, it could lead to the closing of the pool for an undetermined length of time.
21. No eating or drinking allowed in the pool or the pool edge.
22. Any person whose behavior is unruly or who interferes with the safe operation or enjoyment of the pool by other members may be asked to leave at the discretion of lifeguards. The Violation Policy is included in the Amenities Agreement.
23. Pets, bikes, scooters or skateboards are not permitted inside the fenced pool area.
24. Running, screaming, bad behavior or profane language will not be tolerated.
25. No disposable diapers are allowed in either the wading pool or the big pool. Plastic pants over swim diapers or plastic pants over cloth diapers are only allowed.
26. A parent or guardian must accompany a person under 12 years old at all times in the baby pool as this area has no lifeguard supervision. Parents are responsible for children in the baby pool.
27. Diving is permitted only off the diving boards and designated diving areas. Divers must wait until the person in front of them has left the diving area before proceeding to dive. **ABSOLUTELY NO DIVING IN THE BABY POOL.**
28. Showers are required after using the volleyball and courts or any other active sport in order to prevent damage to the pool from sand/rock debris
29. Large floats will not be permitted at any time during the regular pool hours, except Float Nights.
30. Swim Team Practice times are as follows: Mon-Th. 8:00am-10:30am, Mon-Thurs 5:30pm-7:45pm
31. A complimentary lap lane is available upon request.
32. All members and guests must put all trash in the garbage cans and leave their pool area in an orderly manner.
33. All pool parties held during or after pool hours must register with the on-site property manager 2 weeks in advance.

**Violations: The Association reserves the right to bar you from using the amenities if you violate any of the rules. Report violations to the On-Site Office at: 804.414.1482 or by calling one of the Board of Directors. The information below is mandatory: NOTE: if you have no desire to use the amenities, please do not submit a User Agreement. This will lower the cost to the Association.**

# RIVER'S BEND COMMUNITY ASSOCIATION COURTS AND POOL ACCESS APPLICATION

Date of application: \_\_\_\_\_

Primary Homeowner's Name(s): \_\_\_\_\_

Address: \_\_\_\_\_

Homeowner's E-mail Address: \_\_\_\_\_

Are you renting this home? Yes \_\_\_ No \_\_\_ Renter's name(s): \_\_\_\_\_

Renter's E-mail address: \_\_\_\_\_

**COURTS ACCESS:**

Note: Each resident below must have their own phone number and their own email address.

*Leave this portion blank if you do not wish to have access to the courts.*

<b>Resident Name:</b>	<b>First:</b>	<b>MI:</b>	<b>Last:</b>	
<b>Address:</b>				
<b>Resident Name:</b>	<b>Email:</b>	<b>Cell Carrier:</b>	<b>Cell #:</b>	<b>DOB:</b>
<b>Resident Name:</b>	<b>Email:</b>	<b>Cell Carrier:</b>	<b>Cell #:</b>	<b>DOB:</b>
<b>Resident Name:</b>	<b>Email:</b>	<b>Cell Carrier:</b>	<b>Cell #:</b>	<b>DOB:</b>
<b>Resident Name:</b>	<b>Email:</b>	<b>Cell Carrier:</b>	<b>Cell #:</b>	<b>DOB:</b>
<b>Resident Name:</b>	<b>Email:</b>	<b>Cell Carrier:</b>	<b>Cell #:</b>	<b>DOB:</b>

**POOL ACCESS:**

**\*\*Pool guest passes must be picked up from Lori Gentry at 13203 N. Enon Church Road, Suite 120, Chester, VA 23836**

*Leave this portion blank if you do not wish to have access to the pool.*

**Please complete below for each person 12 and older who will have access to the pool:**

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe card issued: \_\_\_\_\_ Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe card issued: \_\_\_\_\_ Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe card issued: \_\_\_\_\_ Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe card issued: \_\_\_\_\_ Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe card issued: \_\_\_\_\_ Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe card issued: \_\_\_\_\_ Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

**The above information will be used create a Virtual Swipe Card for the requesting resident. Once the above information is approved by the Off-site manager, the following will occur:**

- 1. The requesting member will receive an email from “OpenPath” with instructions to download the “OpenPath” application (APP) to their cell phone.**
- 2. The requesting member will be asked to open an account with “OpenPath”.**
- 3. Your virtual access card (River’s Bend Virtual Badge”) will appear on your mobile device to allow access to the Pool and Basketball-Pickleball courts. Just swipe your mobile device at the gate to unlock the courts gates and**

gain entrance onto the courts. At the pool, you must swipe at the entrance to record your entry into the pool. If the light is red you must contact the off-site manager, Lori Gentry, and you may not enter the pool.

**Please complete below for each person 5 years – 11 years old who will have access to the pool:**

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe card issued: \_\_\_\_\_ Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe card issued: \_\_\_\_\_ Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe card issued: \_\_\_\_\_ Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

Print Resident Name: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Cell Phone Model: \_\_\_\_\_ DOB: \_\_\_\_\_ Phone #: \_\_\_\_\_  
Swipe card issued: \_\_\_\_\_ Swipe Card#: \_\_\_\_\_ (office use only)  
Fee Paid: \_\_\_\_\_

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I have read and accept the terms and conditions for the User Agreement for Courts Access

I have read and accept the terms and conditions for the User Agreement for Pool Access

I have read and accept the terms and conditions for the Violations of the Amenities Policy

I \_\_\_\_\_ agree to adhere to the outlined Amenities User Agreement

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date