



LADD PARK

The Highlands at Ladd Park Homeowners Association
2024 Pool Rules & Regulations

Pool Locations

Molly Bright | **154 Molly Bright Lane, Franklin, TN 37064**
Beamon | **802 Beamon Drive, Franklin, TN 37064**

Pool Hours

Sunday through Thursday: **6:00 AM to 9:00 PM**
Friday and Saturday: **6:00 AM to 10:00 PM**

Lap Pool Rules

1. The Highlands at Ladd Park Homeowners Association (“Highlands at Ladd Park HOA”) pools are for the use of Highlands at Ladd Park HOA Property Owners and their guests only. Up to four (4) guests may be invited to the pool PER HOME provided that the Property Owner(s) is, and remains, present at all times. The property owner(s) is also fully responsible for the actions of such guests. **No private parties may be held at the pools.**
2. NO **GLASS** CONTAINERS, BOTTLES, DISHES, etc. may be brought into the pool areas. No food or drinks may be consumed while in the pools. No alcoholic beverages may be consumed by anyone under the age of 21. Keep in mind that this is a family friendly area, and alcohol should be used moderately at best within the pool gates.
3. **No smoking or vaping inside the pool gates or within 25 feet of the pool gates.** Do not discard cigarette/cigar butts in surrounding landscaping.
4. **Gates leading to the pools must always be kept closed and locked.** Unsecure gates may result in the immediate pool closure by the Tennessee Department of Health and/or the Williamson County Health Department.
5. Property Owner(s) acknowledge that NO LIFEGUARD is provided by the Highlands at Ladd Park HOA must notify all parties and guests upon arrival that there is NO LIFEGUARD PRESENT, and that their presence in and around the pools is at their own risk.
6. Anyone under the age of 14 must be always accompanied by an adult or designated caregiver over the age of 18. All incontinent persons must be in a swim diaper.
7. All persons must wear appropriate swimsuit attire in the pool areas. No cutoffs or street clothing permitted in the pools.
8. No diving, running, horseplay, loud music, foul language, or other behavior that may be disturbing to others.

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9. No bicycles or other riding toys/equipment are allowed inside the pool fence (NO skates, skateboards, or shoes with skates). Only small, soft, inflatable style floats (tubes, rings, floats) and noodles are allowed in the pools.
10. Please place all trash in cans, and secure lids. Please always keep your area clean of trash while in the pool areas.
11. Vandalism or destruction of property will be prosecuted to the full extent of the law. This is inclusive of drunken or disorderly conduct as well.
12. **NO PETS ALLOWED IN THE POOL AREAS AT ANY TIME.**
13. All personal items must be removed when vacating the pool gates. The association is not responsible for lost or stolen items left behind.
14. Tables and chairs are not to be moved. Umbrellas are to be closed after use.
15. Pool fobs are property of the Highlands at Ladd Park homeowner. As such, should not be given to non-homeowners or guests. Replacement cards may be provided for a charge of \$25.00 that must be paid prior to the replacement card can be issued (see below).
16. For the Molly Bright pool, the swim rope is not to be removed at any time. This is inclusive of sitting and/or standing on the rope. Repeated tampering of the swim rope will result in a closure of the pool by the state or county
17. Do not use the pool if you have a communicable disease or have signs and symptoms of a communicable disease.

DAMAGES: Homeowners will be responsible for any costs associated with a violation of these rules including any damages caused by their guests. This will include any pool closure(s) due to contamination (e.g., feces, broken glass, etc.) in or around the pools.

Molly Bright Kiddie Pool Rules

1. All of the abovementioned pool rules apply.
2. Unless assisting with a sibling, children six (6) years and older are not permitted in the kiddie pool.
3. Adults are permitted to assist their children while in the kiddie pool, however, adults are not to sit in or lay in the kiddie pool.
4. Swim diapers must be worn for all incontinent persons.

Pool Fob Request

New and replacement pool fobs can be ordered online at the following link: <https://poolkey.ghertner.com>

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WAIVER

Sign one copy per household and return to the onsite property manager

PM@LADDHOA.COM

Dropbox: 802 Beamon Drive, Franklin, TN 37064

I/we attest that we have reviewed the above Rules and Regulations and agree to abide by all the above. In addition, I/we agree that I/we will be responsible for ensuring that all guests or tenants, if I/we lease the property, will comply with the Rules and Regulations. I/we recognize that any violation of the Rules and Regulations may result in fines and/or loss of pool privileges.

In exchange for the ability to utilize the pool(s), I or on our behalf, and on behalf of my/our minor children listed below, recognize that the pool(s) at the property creates a risk of personal injury or property damage. This risk is heightened as it relates to children. I/we agree to accept that risk and agree to take all reasonable and proper measures to ensure the safety of myself/ourselves, our invitees, and guests from injury or loss. In addition, in exchange for being allowed to use the pool(s), pool area(s), and pool facilities, I/we agree to release, indemnify and hold harmless the Highlands at Ladd Park HOA against any and all claims, suits, demands, actions, fines, damages, and liabilities, and all cost and expenses thereof, including without limitations reasonable attorney's fees and litigation costs arising out of any injury to persons (including death) or property damage occurring in, or about the pool(s) and pool area(s). I/we recognize that, by signing this release and hold harmless agreement, that I am/we are giving up an important right, including the right to sue the Highlands at Ladd Park HOA for any injuries or damage incurred in the pool(s) or pool area(s).

I acknowledge that I have read this document in its entirety, and I have had the opportunity to ask questions about it and understand it.

Signature (Primary Homeowner)

Signature (Secondary Homeowner)

Names (All Adult Homeowners)

Minor Children (Names & Ages)

_____ Age: _____

_____ Age: _____

_____ Age: _____

_____ Age: _____

_____ Age: _____

_____ Age: _____

Phone Number: _____

Email Address: _____

LP Home Address: _____

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