Place One Condominium

Policy Statement

Date: **June 1, 2026**

Policy Statement: **26-16 (Replaces 22-16)**

Subject: **Pool Area Use**

I. Introduction

The "Pool Area" includes the Pool Entrance, the Pool and enclosed space around it, and the enclosed Grill Space to the south. During Pool Season, the Pool Area is managed by a company responsible for pool maintenance and providing lifeguards. This policy addresses issues associated with Pool Area use.

II. Schedule

Pool season usually begins Memorial Day weekend and ends Labor Day weekend but can be extended at the discretion of the Board of Directors. Pool operating hours are posted at the entrance.

III. Pool Area Rules

A condensed version of the rules is posted at the Pool Entrance and other locations. These rules apply to the entire Pool Area, including its Grill Space.

A. Access & Attire. The Mezzanine Level door by the Fitness Center is the "preferred access route" to and from the Pool Area. Residents and their guests traveling to and from the Pool Area must be in proper attire, including footwear and clothing to cover swimsuits. When traveling to and from the bathrooms and when in the Grill Space, footwear and clothing to cover bare chests are required. As a courtesy and for everyone's safety: Dry off before entering the building — no dripping. The following exceptions allow for access through the Lobby:

1. **Disabilities.** Residents with disabilities and caregivers who are unable to negotiate the mezzanine outdoor steps.
2. **Strollers**. Residents with small children and/or guests in need of strollers and unable to negotiate the mezzanine outdoor steps.
3. **Guests.** Resident guests who must register in the Lobby for visitor parking and enter via the Lobby.

B. **Admission.** During pool season, the entrance to the Pool is through the main Pool Gate (ornate metal double gates adjacent to the Pool House). All

residents and guests, including children, must register in the Entry Log at the registration table and identify themselves as a resident or guest.

1. **Guest Limits and Passes**. Each unit is permitted up to eight attendees, including all ages, including residents of record and their guests. At the beginning of pool season, residents are provided reusable Guest Passes for which they are responsible. Lost Guest Passes may be replaced at a cost of $5.00 each. Up to two one-time additional Guest Passes may be purchased at the Front Desk at $5.00 each, payment by exact change or check payable to Place One Condominium. Attendance rules remain in effect at all times; however, presentation of Guest Passes at pool registration is only required on weekends and holidays.

2. **Admission restrictions**. Residents and guests of units not in good standing with Place One policies may be denied access to the Pool Area.

C. **Guest Management.** Residents who entertain guests in the Pool Area must inform them of all pool rules as well as rules associated with Place One's visitor parking. (see Policy Statements *XX-04 Parking and Vehicle Management* and *XX-03 Common Area Protocols*) as well as Lobby access and attire restrictions. All guests must be sponsored by a Resident Host. The Resident Host must be present during their guests' visit and ensure that all Rules are followed.

D. **Children.** Children under age must be supervised by a parent or other adult at least 18 years old.

1. **Pool rest period**. A "TIME OUT" each hour for children under age 12 may be called by the lifeguard.
2. **Small child attire**. Infants, toddlers, and children who are not toilet trained must wear disposable swim diapers or reusable swim diapers. Regular disposable diapers are not permitted in the pool.
3. **Swimming test**. Children under age 12 are not allowed beyond their shoulder depth water. Exceptions are made if a child can pass the following test. The test is administered by the lifeguard and consists of 1) swimming one length of the pool without stopping or touching the bottom of the pool and 2) treading water for one minute.

E. Safety. Access is subject to State and City health regulations, additionally:

1. **Showering**. Bathers must shower before entering the Pool – the Pool Shower is located at the entrance.
2. **Diving.** Diving is prohibited.
3. **Running.** Running, pushing or aggressive behavior creating a safety hazard is prohibited.
4. **Swimmer limits.** No more than 25 people may be in the pool when only one lifeguard is on duty.
5. **Alcohol.** Individuals deemed intoxicated may be evicted from the Pool Area. Resident Hosts are responsible for ensuring that the use of alcoholic beverages is in accordance with State laws.
6. **Breakable containers.** Glass and breakable containers are prohibited in the Pool and Grill Spaces.

7. **Drinking and/or eating**. Drinking and eating is not permitted within five feet of the pool.
8. **Lifeguard stations.** Individuals must stay clear of the lifeguard stations and avoid actions which cause lifeguards to be distracted.
9. **Lifeguard breaks**. All swimmers must remain out of the water when the Lifeguard is on break.

F. Common Courtesies. Pool Area users are expected to respect others and display common courtesies.

1. **Furniture**. Tables, chairs, and lounges located in the Pool Area are available on a first come basis and may not be reserved. When the pool is crowded, furniture left unattended for more than one hour is available to others.
2. **Music and noise.** Use of audio equipment without headphones or musical instruments in the immediate Pool Space is prohibited. Music and noise in the Grill Space are permitted provided they do not disturb others.
3. **Waste.** Users must ensure that waste is disposed of in a trash can or the designated recycle trash container.
4. **Floats and devices**. Lightweight beach balls and other small floating devices are permitted in the pool so long as they do not disturb others.
5. **Swimming and exercising**. Lap swimmers and persons exercising have the right of way in the water.
6. **Smoking**. The designated smoking area is in the Grill Space by the standing ash tray.

G. Liability. As a condition of use, Residents and Guests hold Place One harmless from injuries, damage, and other adverse activities.

1. **Injuries.** Residents are responsible for the actions of their children and guests. Injuries within the Pool Area must be immediately reported to the lifeguard. Place One is not responsible for injuries to residents or their guests including injuries resulting from sanctioned activities. If medical assistance is required, those affected are responsible for any costs incurred.
2. **Damage.** In the event a resident or guest causes damage to the Pool Area, costs incurred will be invoiced to the hosting unit.
3. **Personal effects**. Personal and other items left in the Pool Area are usually taken to the Front Desk but may be discarded without recourse against Place One.

IV. Pool Area's Grill Space

The fenced spaces located within the southern part of the Pool Area are available for resident grilling and pool users only. Users must comply with all Pool Rules found in Section III, including Guest Limits, music and noise, and prohibition of glass and breakable items, even if no one else intends to use the pool when it is open. Units that wish to host a cookout whose attendance exceeds the policy limit of eight persons should look for other alternatives, including grills in Holmes Run Park among other options offered by the City of Alexandria Parks System.

A. Hours and Accessibility. The Grill Space is accessible only via the short gate across from the main Pool Gate. The Grill Space is open from 9:00 am - 10:00 pm year-round.

B. Grills and Furniture. Tables, chairs, and lounges in the Grill Space are generally available on a first come basis for all users (see 2b. Reservation Option). Grill Area Resident Hosts may claim reasonable space and only one grill to accommodate their guests no earlier than one hour prior to their event.

1. **Furniture**. Furniture may be moved around for a cookout but must be returned to the original configuration at the end of the cookout. Furniture and area must be left clean.
2. **Grill Use**. While Place One grills are available to all residents, there is no guarantee that grills will always be in working order. Users are responsible for bringing their own utensils. Resident Hosts are expected to ensure the grills are cleaned when finished.
   a. **Grill Time Limits**. Grill use in all cases is limited to two hours and must be made available to others after that time.
   b. **Reservation Option**. Grills are numbered 1-3. Grill number 1 is available for reserved use by contacting the Front Desk at least two days prior to a planned Cook Out. Resident Hosts who wish to use Grill 1 in the absence of a reservation must check with the Front desk prior to use to avoid conflict with a reservation. Reservations are forfeited after 30 minutes.
   c. **Propane.** Place One provides propane through a delivery service and full tanks are stored inside the LP Tank Cage in the Grill #1 area. Empty tanks go on top of or next to the cage. In the event there is no propane, Resident Hosts may exchange empty tanks at a local vendor and submit an expense reimbursement request to Management with proper documentation.

V. Place One Social Events

The Pool Area in whole or in part may be reserved for official Place One events hosted by the Social Committee or other Board of Directors' designated events.

VI. Enforcement.

Lifeguards are authorized to enforce this policy and may evict any non-compliant individual(s) from the Pool Area including those who are part of a cookout when a risk, as covered by the Policy or otherwise, is deemed present. Failure to comply with any of the lifeguard(s)' instructions and/or failure to treat them with respect are cause for removal at the sole discretion of the lifeguard(s).

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Valerie Spiegler, President
Place One Board of Directors