

Dear Brooke Meadows HOA Members,

Please see below information on pool opening and retention pond usage.

Pending passing of the Guilford County inspection on Thursday, we are pleased to announce that the pool will be opening Memorial Day weekend beginning Saturday, May 24, 2025, and will remain open one-week past Labor Day weekend until Sunday, September 7 (closed as of Monday, September 8th). Until the opening day, no one should use or hang out in the pool area, as we are still chipping away at our pool readiness list. In addition to the pool opening, the clubhouse will be available for rental. The rental application and agreement can be found on our community website under the Association Documents tab or it can be found on the Prestige website Brooke Meadows | Prestige Management Group

Before using the pool, members should review the below information, the attached 2025 pool rules and requirements. Please share with your entire family to ensure everyone is aware of what is expected.

Pool hours are from 7 AM to 8:30 PM. The pool closing time is 8:30 PM every day and this is a Guilford County requirement. The HOA will be fined by the county if the pool is used after closing time. If this occurs the homeowner will be responsible for all associated costs/fines.

Every year we have the same few hiccups that need to be addressed to make the pool season enjoyable for everyone. We want to prevent these issues by providing the below reminders.

Sexual Activity and Nudity Prohibited - Having sex or sexual contact in the pool or clubhouse is prohibited. This activity will result in immediate termination of pool and clubhouse amenities to the entire household. Bathing suits are to be worn at all times while in the pool or clubhouse. Flashing of breasts, exposing genitals, or other public nudity will not be tolerated. It is unfortunate that this must be stated but due to incidents in the past pool season, inappropriate behavior will result in suspension of pool privileges.

Guests - Guests are limited to four (4) per household. Since all lots within the community are sold, we are at full capacity. In this regard, the guest limit of four (4) will be strictly enforced and may need to be reduced on weekends when there is a higher volume of pool attendees. Exceeding the limit can result in suspended pool privileges and/or fines. Guests must be accompanied by the homeowner at all times. Homeowners are responsible for their guests and insuring they are aware of the rules

and abide by them. Homeowners will be responsible for any damages caused by guests.

Gates & Clubhouse Entrance/Exit Doors –We will continue to use a separate entrance and exit into and out of the pool area. We will continue to enter through the gate on the right side of the clubhouse and exit the gate next to the tennis courts. Gates **MUST BE LOCKED** at the end of the day. This is a safety and liability issue, as well as keeping out trespassers.

Gate Keys & Wrist Bands – Always bring your keys and wristbands to the pool. Wristbands do not need to be worn but should be visible at your seating area. If you come to the pool without your keys, you must go home to retrieve them. Keys are needed for entry and to lock up, if you are the last to leave. In an effort to identify trespassers, there will be random pool checks. You will be asked to verify your name, address and show your pool keys and wristbands. In the past, we have had trespassers pose as residents and use our facilities. Trespassers (non-members) have no vested interest in maintaining our amenities. If they cause damage to our amenities/facility/furniture, our HOA members pay.

Clean Up – When eating and drinking at the pool, please clean up after yourself and your children. Do not leave your trash/half-eaten food on the tables for the next person to clean. There are trash cans placed in the pool area for your convenience. Offenders can receive fines and/or loss of use of the pool. The trash cans at the clubhouse are not to be used as overflow for your household trash.

Furniture – If you move it, please put it back. Do not use the furniture for anything other than its original intended purpose. Do not allow your children to use the furniture for play. If the furniture is used for unintended purposes and it breaks, the responsible resident will be charged back for the replacement.

Bathroom & Kitchen Doors - Do not block the doors to the kitchen and bathrooms with patio furniture or your personal belongings.

Table Umbrellas – If you open the umbrella, close and tie it when you are leaving. In addition, when a storm is looming, please close umbrellas to protect against potential wind damage.

Diapers – Disposable diapers in the pool are not permitted. Diapers disintegrate and clog the filtering systems. Children still wearing diapers must wear appropriate swim diapers with rubber pants over the swim diaper. Should a fecal accident occur, anyone using the pool must get out of the water and immediately notify the Board or Prestige

so that proper cleaning of the pool can occur. The extra costs associated with cleaning/treating the pool will be charged back to the parent/homeowner.

Bathrooms – When using the bathrooms, please remember to flush. On occasion, remains were not flushed leaving the bowls soiled and bathrooms foul smelling. Please accompany or check the bathrooms and clubhouse after your young children have used the facilities. The restrooms are frequently cleaned and sanitized, however, we ask you to also do your part. Cleaning supplies are available in the restrooms and we strongly encourage you to clean after use.

Lights – Please turn off the lights in the restroom and clubhouse when leaving. This is a great help in keeping our electric bill down.

Seating - There is no "reserving" seats/tables at the pool with towels or other items in advance while you are not present.

Tobacco and/or Marijuana Prohibited - Smoking tobacco and/or marijuana use at the pool and in the clubhouse are strictly prohibited.

Cameras - Pool safety cameras are monitoring and recording our pool area. This is for our safety and an effort to reduce criminal activity, such as trespassing into our facilities. Cameras are not to be tampered with.

Illness - Do not swim when sick or having diarrhea. If someone has an accident in the pool (vomiting, or fecal contamination), get out of the pool and report the incident to the Brooke Meadows Board or Prestige at (336) 378-1778. If there is an incident, the homeowner will be responsible for any extra costs that are incurred to clean and sanitize the pool.

Glass Prohibited - Glass bottles and glass containers of any form are strictly prohibited inside the pool area or clubhouse. If broken glass is found in the pool, the pool must be closed, drained, cleaned, and refilled. Costs will be charged to the homeowner responsible.

Music - No loud music playing. Music should not be offensive; contain vulgar language, sexual epithets lyrics, etc.

Parents or other responsible guardians eighteen (18) years old or older must accompany children fourteen (14) years of age and under. If a child is not accompanied by an adult, they will not be allowed to swim. The adult must be present during the entire time the child is in the pool area.

Retention Pond Etiquette & Rules

Please share with your entire family to ensure everyone is aware of what is expected.

The Brooke Meadows Community has five (5) retention ponds. Our ponds are built as stormwater control measures. They were not built for recreational use. These ponds serve an important role. They manage stormwater runoff and prevent flooding in the surrounding areas. They are not a featured amenity of the HOA. Use of these retention ponds and the common area surrounding the ponds is open to association members for their recreation, providing that certain protocols and etiquette are followed.

1. Enter and exit thru designated common areas. All other areas are privately owned and will be considered trespassing unless invited by the owner to utilize their property. Please see attached maps. Please know that not all of our retention ponds have a common area access, only a maintenance easement. The maintenance easement cannot be used by our members to gain access to the pond. These maintenance easements are on private property and are meant only for the maintenance of the common area around the pond.
2. Do not disturb any erosion devices (riprap), or water control devices. Do not impair or block the spillways associated with the ponds. Do not dump yard waste, dead shrubs or Christmas trees at the ponds. The ponds are inspected by the County of Guilford Planning and Development Department each year. If damage is noted during these inspections, the association is responsible for the cost of repairs.
3. Guests or members are limited to four (4) per household. Homeowners must be with their guests at all times and are responsible for their actions.
4. Personal items and/or trash should not be left behind. Clean up after use. It is important that you do not leave behind your fishing line. The fishing line left behind cannot be seen and can cause a problem for homeowners and the HOA's landscaping vendor because it gets caught up in their mowers and weed whackers. Offenders will receive fines and/or loss of use of the pond areas.
5. Keep in mind that the ponds are in the backyards of residents' homes. Fishing hours are limited to 11:00 AM to 6:00 PM. Be respectful of the homeowners, no disruptive loud noises, music or rowdy play.
6. If you are asked to verify that you are a resident of our community, please recognize that this is for safety and security purposes. We have had non-residents visit the ponds. Having unfamiliar persons essentially in your backyard, can be unsettling

to the homeowner. In addition, non-residents have no vested interest in the community. If they damage something, our association pays for the repairs.

7. Park at the clubhouse and walk to the pond(s) as per our governing documents, there is no parking on the street. Our community roads were designed for two-way traffic; there is no room for parking on the street. Vehicles parked on streets can impede the progress of emergency and delivery vehicles, trash collection and affect the ability of drivers to see and react to potential hazards. Also, per our governing documents, there is no parking on the grass. In addition, there is no parking on the turnarounds, which are located on streets within the community with no outlet.

As stated, the retention ponds serve a purpose and are not recreational ponds. If the use of the ponds causes a nuisance to the residents whose homes surround the ponds, access to the ponds will be restricted.

If you have any questions, comments, or concerns, please email the Board at boardmembers@brookemeadowshoa.org or Prestige Management at PMG@PrestigeManagement.biz

Thank you and have a wonderful summer.

Brooke Meadows Board Members

Brooke Meadows Website: brookemeadowshoa.org

Brooke Meadows Board Email: boardmembers@brookemeadowshoa.org

Management Company: Prestige Management Group, Inc.

Website: Prestige Management Group, Inc.