

2025 Lake Manassas Residential Owners Association Swim & Tennis Center Pool Rules and Hours of Operation

POOL OPENING

The Lake Manassas Residential Owners Association Pool is scheduled to open on Saturday, May 24, 2025.

HOURS OF OPERATION *

While Prince William County Public Schools are in session:

Monday through Friday: 4:00 p.m. until 8:00 p.m.

Weekends: 12:00 p.m. until 8:00 p.m.

Holidays including Memorial Day, Independence Day, Labor Day: 12:00 p.m. until 7:00 p.m.

While Prince William County Public Schools are not in session:

Daily from 12:00 p.m. until 8:00 p.m.

The Pool will close for the season on Labor Day, Monday, September 1, 2025, at 7:00 p.m.

SWIM TEAM

Swim Team evening practices will be held May 27-July 24 from 5:45-7:45 p.m., Monday-Thursday.*

Morning practice sessions will be held June 13-July 25 from 8:00-11:00 a.m., Monday-Friday.

Swim Meets will be held June 7 & 28, and July 12. The Pool will be closed until a post-Meet cleaning is complete and generally opening at Noon.

A calendar of Swim Team events can be found on the community website, www.LMROA.com.

*During evening practice sessions, the pool will remain open for resident use.

ACCESS

1. Pool admittance will be by use of an electronic key entry card through the keypad at the pool gate. **No one will be permitted to enter unless they present their electronic key card to the pool gate attendant.** If you have lost your card, you can purchase another at the site office -- *by appointment* -- Monday through Friday. Passes are \$50 each by check made payable to LMROA. Passes are not available for purchase on evenings, holidays, or weekends.
2. All residents (and guests, accompanied by residents) are required to sign in at the desk upon entering.
3. Children under the age of 13 years will only be admitted to the pool if accompanied by a responsible adult over the age of 16 years old.
4. Up to four (4) guests will be permitted when accompanied by a resident. Requests for additional guests will be considered by the Site Manager or Board of Directors with advance written request

to concerns@LMROA.com of no less than 48 hours. **Guests must be accompanied by a resident at all times when using the pool.**

5. Pool facilities are not available for rental, however, anyone wishing to host a small event (such as a child's birthday party) at the pool must contact the Site Manager at concerns@LMROA.com and present a proposal in writing to the Board of Directors. Requests must be received by the Board at least two (2) weeks in advance to be considered.
6. The Association is not responsible for the damage or loss of any personal items left at the pool. Chairs or other personal items left behind at the end of each swim session will be discarded after 24 hours.
7. Assessments, late fees, violation charges, or other fees must be kept current. Delinquent homeowners, including their families, and/or employees, may not be allowed to use common facilities either directly or indirectly (such as being a guest of another resident in good standing).

BEHAVIOR & WELL-BEING

1. Bathers are required to shower before entering the pool. In addition to indoor showers, there is also an outdoor shower on the pool deck located outside the Men's room.
2. NO running, pushing, wrestling, jumping, dunking, spitting, excessive screaming, foul or disrespectful language, horseplay or any undue disturbances or illegal activities in or about the pool area will be permitted.
3. NO diving or somersaults from the pool edge.

NOT ALLOWED

1. Individuals with skin abrasions, contagious conditions or infections, bandages, or open wounds.
2. No recreational flotation devices are permitted – except “noodles”, kick boards, arm bands/swim jackets, or devices to assist small children and toddlers.
3. No loud or inappropriate music. Patrons are encouraged to use “ear buds” while listening to music.
4. No disposable diapers; Please use disposable swim diapers/pants on children not yet potty trained.
5. No pets.
6. No grills or other cooking sources.
7. No glass containers.
8. Beverages will be permitted, with the exception of alcoholic beverages.

Note: Patrons that appear to be intoxicated will be asked by pool management to leave. If appropriate transportation is not available or if the patron becomes unruly, the pool manager will notify the area supervisor and/or Prince William County Police.

WADING POOL

1. The wading pool is intended for use by children aged five (5) and under.
2. There is no oversight by lifeguards for those using the wading pool; **children must be supervised by an adult at all times while using the wading pool.**
3. Poolside furniture may not be placed in the wading pool.

PROPERTY

1. Pool furniture is available on a first-come, first-served basis.
2. All paper products and refuse must be deposited appropriately.
3. NO SMOKING in the pool area on the pool deck.
4. Bicycles shall be parked on the bike rack outside the pool area away from sidewalks and not left in the breezeway.
5. Skateboards, scooters, and similar toys are not allowed in the pool area, sport courts, or to be ridden through the breezeway at the pool entry gate.

POOL CLOSURE

1. The pool may be closed at any time due to weather conditions, breakdown of equipment, health or safety concerns, government orders, operational defects, or other causes. **Pool closure is at the sole discretion and judgment of the Pool Staff/Site Manager.**

LIFEGUARD RESPONSIBILITIES

1. Pool Manager/Lifeguard has the authority to suspend privileges of any resident or guest to use the pool area for any infraction of these rules. A written statement is to be filed with the Association and/or any designated party within 24 hours if any member or guest is suspended from the pool/recreation facilities use for more than one (1) day.
2. While on duty, lifeguards are expected to be fully attentive to swimmers in the pool and on the pool deck. Lifeguards' responsibilities include being seated appropriately **above the pool**, monitoring the pool deck, attending the gate, cleaning the grounds and restrooms, or present in the office.
3. In the event that lifeguards must vacate their stations for any period of time, lifeguards are to temporarily clear the pool. Under no circumstances will access to the swimming pool be allowed when lifeguards are not actively stationed on duty. No one is allowed in the pool area unless a lifeguard is present.

RESPONSIBILITY DISCLOSURE

1. All persons using the pool or pool area do so at their own risk. Neither the Developer, Board of Directors, nor their Agents assume responsibility for any accidents or injuries in connection with the use of the pool or pool area. Residents agree to use facilities in such a manner to avoid mishap to themselves and others. Parents and guardians are required to provide adequate supervision over their children/minors under their care.
2. The Developer, Board of Directors and their Agents will not be responsible for any loss or damage to personal property of any kind. Residents and guests are cautioned against leaving unguarded items.
3. Residents are responsible and will be held accountable for the actions of their children and guests.