

RECREATION AREA RULES AND REGULATIONS OF THE WESSYNTON HOMES ASSOCIATION

AUTHORITY

Article VIII of the By-laws for the Wessynton Homes Association (WHA) assigns the Association Board of Directors the authority to adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon. The Board of Directors shall establish a Swim and Tennis Committee for the purpose of managing the assets of the Pool and Recreation Area.

GENERAL

In accordance with the Regulations of the Wessynton Homes Association Common Areas, all Association members and their guests shall use the common areas at their own risk.

The swimming pool will be open daily from Memorial Day weekend through Labor Day. The daily hours of operation will be posted at the pool. The pool facility is available for private parties from normal pool closing until midnight. The community waterfront, marina, and boat launching facilities are available for use 24 hours a day.

The consumption of alcoholic beverages is not permitted on or within the Wessynton recreation facilities except during association sponsored, community-wide social functions, and at approved, private after-hours functions at the pool.

Use of the Wessynton Homes Association Common Areas, to include the swimming pool facility, tennis and basketball courts, playground, picnic area and floating dock is restricted to Wessynton residents and their guests. Parking areas adjacent to the pool and tennis courts, and the access road from the security gate to the marina parking lot and boat ramp, are included. Use of the boat launching ramp, turning basin, and adjacent parking area is reserved for Wessynton residents only. WHA members are responsible for the conduct of their guests when using any of these community recreation facilities.

SWIMMING POOL FACILITY

The pool management company under contract to the Wessynton Homes Association, through its designated on-site pool manager, has the authority to enforce all rules and regulations established by the Board of Directors for the Wessynton pool facility. The pool manager will report infractions to the Chair of the Swim and Tennis Committee. The pool manager also has the authority to temporarily suspend the pool privileges of persons who continue to violate established pool rules. The manager also has the authority to request the assistance of law enforcement authorities in the event of serious situations.

SPECIFIC POOL FACILITY RULES

1. The swimming pool is for the sole use of Wessynton residents and their guests. Any Wessynton resident may extend the use of the pool to guests. Those guests who are not considered to be "houseguests" of a Wessynton resident must be accompanied by a Wessynton resident when within the pool area.
2. Children who are not capable swimmers, i.e. capable of keeping their head above water on their own, must be personally supervised by an adult when in the water. Persons unable to swim 25 yards without stopping are not permitted in water above their shoulders. Lifeguards are instructed to restrict from pool use anyone who obviously cannot swim and is unsupervised.

3. Residents and guests are required to sign in upon arrival at the pool facility.
4. A 10 minute break period will be observed each hour during which only persons 16 years and older may use the pool.
5. No glass containers are permitted within the pool facility.
6. Persons with an obvious skin disease, nasal or ear discharge, inflamed eye, or any communicable disease are not permitted to use the pool.
7. Spitting, blowing of the nose or waterspouting are prohibited in the pool.
8. Food and drink must remain at least 10 feet from the swimming pool edge.
9. Running, rough play, or any other boisterous activity is prohibited within the pool facility.
10. The pool manager has the authority to close the pool in event of dangerous weather and in any situations that threaten the safety of persons at the facility or put the facility at risk of damage. Further guidelines are described in the pool management contract.
11. The use of rafts, play equipment, or any other "pool toys" will be at the discretion of the lifeguard or pool manager and will depend on the number of persons using the pool and the potential impact of "pool toys" on the safe and unimpeded use of the pool by all persons.
12. Unruly, threatening, abusive or any other behavior that is inconsistent with the pool facility's designation as a "family friendly" facility will be cause for suspension of facility usage privileges.
13. In accordance with Fairfax County ordinance, cloth or disposal diapers may not be worn in the pool. Bathers who are not toilet trained, or incontinent adults, must wear a swim diaper.
14. Radios, CD players, etc. may not be used within the pool facility unless used with earphones.
15. Smoking is not permitted within the pool facility.

USE OF THE POOL FACILITY FOR PARTIES

Exclusive use of the pool facility for private parties is restricted to the hours from normal pool closing until midnight. Residents requesting to use the facility for a private function must contact the Chair of the Swim and Tennis Committee in order to determine availability and to sign a form acknowledging the host's responsibilities to the Association and releasing the Association of liability for harm arising from the function. Hosts must make arrangements with the pool management company for sufficient lifeguards and will bear the expense for lifeguard services. Residents using the facility will bear full responsibility for any action arising from "disturbing the peace" complaints made to county police from nearby residents. If alcohol is served, guests under the age of 21 must be accompanied by a parent or guardian, and may not consume any alcoholic beverages while attending the function. Hosts may not charge an admission fee.

Parties, such as children's birthday parties, may be held during normal pool hours provided the number of non-Wessynton residents attending the party is limited to 20. The purpose of this limit on the number of non-Wessynton residents is to strike some balance between allowing residents an opportunity to hold a function at the pool during normal operating hours, and upholding the rights of all Wessynton residents to enjoy their facility without being crowded out by potentially large numbers of outside guests. Residents wishing to hold such a function must contact the Chair of the Swim and Tennis Committee in advance to discuss proposed date and plans. Parties held during normal pool operating hours must be conducted in such a manner that other Wessynton residents and their guests are not impeded from full use of the facility. Rules pertaining to food, drink and music outlined above must apply to these parties. If a party is held during normal pool hours, sponsors must ensure cleanup prior to leaving; if after pool hours, prior to

opening the next day. Use of the pool during normal operating hours is reserved first and foremost for Wessynton residents.

TENNIS COURTS

The tennis courts are for the sole use of Wessynton residents and their guests. Any Wessynton resident may extend the use of the courts to their guests. Those guests who are not considered to be "houseguests" of a Wessynton resident must be accompanied by a Wessynton resident when within the tennis court area. Courts are available on a first come basis. When other players are waiting, both singles and doubles play in progress should be limited to 1 ½ hours.

The tennis courts are for tennis only. Roller skating, skate boarding, street hockey, bicycle riding, and other non-tennis activities are not permitted. Tennis shoes are mandatory for all players; hard-sole shoes and black-bottom athletic shoes are prohibited due to potential damage to the court surface.

The hours of operation of the tennis courts shall be 7:00 a.m. to dusk, seven days a week throughout the year. During periods when the courts are not in use, the tennis court gate will be secured with a combination lock. Access to the courts will be provided to any Wessynton resident who requests the combination by calling or emailing one of the tennis coordinators or, if not available, one of the designated backups. Names and contact numbers are listed in the monthly Wessynton ByWays. Once a resident receives the combination, it should be shared only with family members who will use the courts for their intended purpose. Periodically, the combination will be changed and those who have requested the combination will be notified.

BASKETBALL COURTS

The basketball courts are for the sole use of Wessynton residents and their guests. Any Wessynton resident may extend the use of the courts to guests. Those guests who are not considered to be "houseguests" of a Wessynton resident must be accompanied by a Wessynton resident when within the recreation area.

The basketball courts are primarily for basketball. Since the court surface is standard asphalt paving the courts may be used for roller skating, skate boarding, street hockey, bicycle riding, and other non-basketball activities when not being used for basketball.

Basketball courts shall be available on a first come basis. When other players are waiting, play in progress should be limited to 1 hour. The courts shall be available seven days a week throughout the year from 7:00 a.m. to dusk.

PLAYGROUND AND PICNIC AREA

The playground and picnic areas are for the sole use of Wessynton residents and their guests. Any Wessynton resident may extend the use of these facilities to guests. Those guests who are not considered to be "houseguests" of a Wessynton resident must be accompanied by a Wessynton resident when within the recreation area.

Use of the playground equipment (slide, swings, jungle jim) should be limited to children of residents and guests ten years old and younger. Parents or accompanying adults are responsible for the proper use of the playground equipment.

WATERFRONT, MARINA AND TURNING BASIN

The community floating dock, boat launching ramp, turning basin, turning basin bulkhead, and Community and Cunningham Canals are leased by the Wessynton Marine Association (WMA) from the

Wessynton Homes Association (WHA). The WMA is responsible for managing, maintaining, controlling, and establishing rules for the use of these leased facilities.

The boat launching ramp, turning basin, and adjacent parking area are reserved for the sole use of Wessynton residents. Exceptions are granted from time to time by the WMA Board of Directors for police, fire departments, and contractors needing access to the Little Hunting Creek waterway. Only under exceptional circumstances will the WMA Board grant launching ramp, turning basin, and parking area access for guests of residents.

Wessynton residents may extend the use of community waterfront area adjacent to the turning basin and the floating dock to guests; however an adult Wessynton resident must be present with the guests while using these waterfront facilities.

Boats of appropriate type and size for the 13-foot ramp and 4 to 6 foot water depth (depending upon the tide) may be launched and recovered at the boat launching ramp at any time. Users must act in accordance with ordinances applicable to Little Hunting Creek, which includes its designation as a "no wake" area with a 5 mph speed limit. Therefore, jet ski watercraft may not be launched from the community boat ramp or operated in the turning basin or adjacent waterways.

Once a boat is launched, the towing vehicle and trailer may be parked and secured in the paved parking area adjacent to the boat ramp. Towing vehicles and/or trailers may be parked and secured temporarily in the marina area during the time the boat is being used. Towing vehicles, trailers and/or boats may be parked in the marina area after the recreation area is secured when the resident-boat owner has the boat on the local waterways. The resident-boat owner is responsible for obtaining a key to the lock on the security gate prior to conducting late night or early morning boating activities from the community marina, and for securing the recreation area gate when departing the area.

The floating dock may be used for fishing and to embark and disembark from boats. Boats may not be moored or docked to the floating dock if the resident-boat owner is not present in the immediate area.