

## **2026 Pool Rules and Regulations**

Attention : All Residents of Berkshire Ridge Condominium Association

THIS IS AN UNATTENDED "SWIM-AT-YOUR-OWN-RISK" POOL FACILITY

THERE IS NO LIFEGUARD ON DUTY

USE OF THE FACILITY IS AT THE SOLE RISK OF THE INDIVIDUALS USING THE FACILITY.  
PARENT/GUARDIANS ARE RESPONSIBLE FOR THE SAFETY AND CARE OF THEIR MINOR  
CHILDREN AND ASSUME ALL RISKS IN THIS REGARD.

### **CONTACTS**

Address: Berkshire Ridge Irontown Circle Oak Ridge NJ 07438

Emergency Contacts: Call 911

Police: 911

EMT: 911

Fire: 911

Health Department: (973) 208-6120

Poison Control: (800) 222-1222

This Pool is Operated by Makin' A Splash

### **CPO**

Keith Ambler

973-208-7664

### **RESIDENTS**

Use of pool is restricted to residents of Berkshire Ridge and their guests. Residents will be admitted to the pool by using their clubhouse photo access card. Active cards have been issued to all members who are in good standing and up to date on their association maintenance fees.

Berkshire Ridge members not in good standing cannot use any Amenities (including the pool and pool area). Berkshire Ridge Members not in good standing cannot be guests of Berkshire Ridge Members in good standing. If a member in good standing knowingly or unknowingly allow a member not in good standing access then both parties will be subject to fines and suspension of rights.

Replacement cards (\$25 fee to replace) can be obtained by contacting mem property Management Group directly at 201-798-1080.

A list of members that are delinquent in their maintenance fees will be kept on file with the Gate Guard.

Tenants must be on file with the Management Company if they wish to use the pool facilities. Any changes in residency or family status should be reported to the Management Company immediately.

No guest badges required. Guests must be accompanied by a resident of Berkshire Ridge (a valid Access Card). Beginning the 2026 pool season guest badges will no longer be provided or required for guest entry. Guest will, however, be required to sign the logbook upon entry into the pool deck. Guests are not permitted onto the pool deck without the unit owner and unit owner shall be accountable for their guest. Please limit your guests to no more than 4 per unit.

### **CHILDREN**

Any resident sixteen (16) years of age or older must be present and responsible for children under the age of sixteen (16). NO PERSONS UNDER THE AGE OF 16 IS ALLOWED IN THE POOL AREA. ANY PERSON UNDER THE AGE OF 16 MUST BE ACCOMPANIED BY AN ADULT – NO SWIMMING ALONE.

Children in swim diapers are permitted in the pool. Diapers may not be disposed of at the pool site. They must be taken with the resident when leaving the pool.

### **RULES**

1. Alcohol is strictly forbidden. No alcoholic beverages are permitted
2. NO SWIMMING OR USE OF POOL AREA OUTSIDE THE POSTED TIMES. Anyone entering the pool or pool area outside of the pool hours of operation is trespassing.
3. No diving.
4. No tampering with pool or safety equipment
5. The pump-room portion of the clubhouse is limited to staff members only. Residents are NOT permitted to store personal items in this area.
6. No propping open of the gate or allowing residents to “piggyback” off your card swipe. All residents entering the pool deck must swipe their badges in. Failure to do so may result in suspension of pool privileges.
7. No bikes, skateboards, roller blades, skate shoes, scooters, or any motorized vehicles allowed inside the pool deck.
8. In all matters regarding the use of the pool, the Gate Guard has the authority to use his/her own discretion to enforce all rules pertaining to safety and operation of the pool.
9. Proper swimming attire is required at all times. No cutoffs are permitted in pool.

No wet bathing suits in the clubhouse.

10. Non-swimmers are not allowed in the deep end of the pool.
11. During inclement weather, such as lightning or thunder, or other conditions hazardous to swimmers, the Gate Guard is authorized to close the pool. Under such conditions, everyone is required to leave the pool area. Signage will be posted at the gate advising residents of the pool closure. Failure to obey signage is considered trespassing.
12. Screaming, boisterous conduct, unnecessary splashing and throwing a ball or other objects in the pool or pool area is not permitted.
13. Life preservers, when worn for safety, are permitted in the pool.
14. Food is permitted on the deck area only and may not be eaten at the pool's edge or in the water.
15. No glass containers are permitted in the pool area.
16. Persons suspected of being under the influence of drugs or alcohol shall be prohibited from entering the pool area.
17. No trash receptacles will be provided. All residents are required to bring out what they brought in.
18. No smoking or vaping is permitted in the pool area.
19. Radios and tape players may be used in the pool area only with individual headphones.
20. Persons with infections or contagious health conditions must not use the pool. Swimmers with skin lesions, inflamed eyes, discharge from the nose or ears, open blister or cuts will not be permitted to enter the water. No bandages are allowed in the water.
21. Animals, with the exception of Seeing Eye dogs, are not permitted on the premises.
22. Residents may bring their own pool furniture, but it must be taken out of the pool area when they leave. Pool furniture will be provided.
23. Replacement or repair costs for any damaged pool property will be charged to the person or persons responsible. Parents are responsible for any actions/damage caused by their children.
24. All injuries must be reported to the Gate Guard and the Management Company immediately.
25. Any resident becoming delinquent in their Association Maintenance or special assessments during the period the pool is opened will have their pool privileges

revoked until they are paid up to date.

26. All persons using the pool facilities do so at their own risk. The Association will not be responsible for any loss of personal property.
27. All persons must conform to the Rules & Regulations of the pool. The pool manager may close or limit the swimming facilities or establish additional rules and regulations whenever in his/her judgment such action is deemed necessary for the protection or health and safety of members and guests. The head lifeguard has full authority to act in the absence of the pool manager.
28. Changes to the Rules & Regulations will be posted.

#### **HEALTH PRECAUTIONS**

- Any person showing evidence of skin disease, sore or inflamed eyes, cold, nasal or ear discharges or any other communicable disease shall be refused admission.
- Persons with excessive sunburn, open blisters, cuts or bandages shall be refused admission.
- Spitting is prohibited in the pool and pool area.
- No babies in diapers are allowed in the pool unless they are wearing rubber/plastic swim pants/diapers.

**The Berkshire Ridge Board reserves the right to change these rules with little or no notice and those changes in effective immediately and binding.**