

English Country Manor

2025 Guest Pass Guidelines

- Each unit will be able to request one (1) guest punch card. The punch card will allow you to bring two (2) guests per day free of charge. This punch card will allow up to 20 guests for the season. The lifeguard will punch the card at each visit with your number of guests.
- Unit owners can bring two (2) additional guests each day at a cost of \$10.00 per person.
- **Once your punch card is used, you will no longer be allowed to bring guests for free.**
- **Unit Owners are allowed to bring 2 free guests Monday through Thursday from 5pm to 8pm.**
- **Holiday Rules:** Unit owners can bring one (1) free guest on Memorial Day, Fourth of July and Labor Day.

ECM I Residents can request their guest pass card through email at contact@refineproperty.net or by contacting the office at 410-557-8370.

English Country Manor Exercise Room Rules

1. Hours of operation for the Exercise Room are **6:30 a.m. to 10:00 p.m.**
2. All residents and their guests use this facility and equipment at their own risk. The Exercise Room is an amenity for ECM unit owners in good standing* and their accompanied guests. Absentee unit owners in good standing*, including landlords, may permit tenants or residents of their unit to use their pool/exercise room passes via the Pool Application and Agreement Form. If you are unclear about your standing, contact the property manager. *Good standing is defined as those who have not been temporarily suspended for rule violations and who are current with costs and expense as provided in Section III, item 3.1(c) of the Declaration of Covenants.
3. Residents must sign in.
4. Residents may bring up to two guests per unit and must accompany those guests at all times. A waiver of liability form will be required for all guests to sign.
5. Residents cannot bring other residents as guests.
6. Children under 18 years of age are not permitted in the Exercise Room.
7. No pets are allowed in the Exercise Room at any time.
8. Exercise Room users should be considerate of the Manor House residents and avoid making any loud noises that may be disturbing. Please do not bang or drop the weights. The weights should be lowered and placed gently into the resting position.
9. No food is allowed in the Exercise Room. Water or other non-alcoholic beverages are permitted but must be in an unbreakable container with a cap/lid.
10. All persons using the Exercise Room should bring a clean towel to wipe the machines. The cleaning company cleans the area monthly; however, in consideration of others, please wipe off handles, seats, benches etc. after using each piece of equipment.
11. If no other users are in the Exercise Room, please turn off machines when exiting the area.
12. Proper footwear such as sneakers or tennis shoes should be worn at all times. It should be rubber-soled and closed toe (No flip flops, sandals, crocs, etc.). Footwear should be clean, and not evident of mud, debris or salt which can damage the equipment and create a hazardous condition for residents using the Exercise Room.
13. No Personal Business (training) can be conducted in the gym. No Trainers or Instructors.
14. Gym equipment needs to be returned to its proper place when they are finished.
15. Music is limited to a personal listening device only.
16. Only Board approved equipment is allowed in the Exercise Room.
17. The English Country Manor I Board of Directors has the authority to enforce these rules.

ENGLISH COUNTRY MANOR POOL RULES

The operation of the pool facility shall be for the safety, comfort, and pleasure of Phase 1 and Phase 2 unit owners and their guests. The pool schedule will be posted in advance at the start of the season and is available for use except designated Community Swim Events.

A. Policy

1. The pool is an amenity for ECM unit owners **in good standing*** and their accompanied guests. Absentee unit owners **in good standing***, including landlords, may permit tenants or residents of their unit to use their pool/exercise room passes via the Pool Application and Agreement Form. If you are unclear about your standing, contact your property manager. *Good standing is defined as those who have not been temporarily suspended for rule violations and who are current with costs and expense as provided in Section III, item 3.1(c) of the Declaration of Covenants.
2. **Unit owners are responsible for the conduct of their guests, tenants, or others living in the unit. Parents/guardians are responsible for the proper conduct of their children.**
3. Not allowed: Yelling, the playing of musical instruments, amplifiers, etc., or any other behavior determined by the pool/exercise room staff, property manager or Board of Directors to be disruptive to others using the pool. Disruptive behavior of any kind, use of inappropriate language, destruction of property, or disturbing plants and flowers will prompt enforcement proceedings that may result in the suspension of pool/exercise room privileges.
4. Common areas outside of the pool area are ***not*** to be used for recreation, such as ball playing.
5. The pool does not provide facilities for safekeeping of valuables or personal property and will not assume any responsibility for the loss of, or damages to, said property.
6. Only a valid pool pass will gain entry to the pool. No tenant or resident may use the pool facilities unless the owner of the unit in which said tenant resides is in good standing. Unit owners or their tenants will be issued Pool passes; these passes represent the total number of people from each unit who may use the pool. Passes are not transferable and will be issued exclusively by the Condominium or its management agent, as directed by the Board of Directors. Failure to produce a valid pass will result in being denied entry to or dismissal from the pool area. The unit owner or tenant is required to be with guests at all times. Only a pass holder with a valid pass may sign in guests at the pool.
7. **Alcohol is not permitted to be served to anyone under the age of 21.**
8. With the exception of Manor House residents and handicapped individuals, access to the pool facility is through the gate entrance to the pool.
9. At no time shall any non-handicapped person be permitted in the blue-carpeted area of the Manor House or the kitchen while en route to, or from, the pool facility.
10. Coolers: Only small coolers with one handle (easy for one person to carry) are allowed at the pool.
11. Only compact playpens are allowed at the pool.
12. The lifeguard is authorized by the Board of Directors to deny use of the pool facility to any individual who fails to obey the Pool Rules.
13. Smoking materials are to be disposed of in the extinguishing containers provided. Please be considerate of others at the pool when smoking (with regard to second-hand smoke). There is a designated area for smoking located on the upper deck. This includes use of e-cigarettes.
14. Holding or Reserving Pool Chairs is Not Permitted. The chairs are First Come Usage.

B. Health Regulations

1. Pets, with the exception of assistance animals, are not permitted on the premises of the pool facility.
2. Spitting and nose blowing in the pool are prohibited.
3. Swimming privileges will be denied to any person with visible signs of an infection, including skin lesions or an open sore. Individuals wearing a bandage may also be denied access to the pool. Individuals with a cold or cough are discouraged from using the pool.
4. Children using the pool who are not toilet trained must wear swim diapers at all times.
5. In accordance with Health Department regulations, anyone entering the pool must shower beforehand. Showers and restrooms are accessible from the pool patio.
6. Members and guests are asked to cooperate in keeping the pool facility clean. All trash must be placed in the proper containers.

ENGLISH COUNTRY MANOR POOL RULES

C. Safety Regulations

1. No one will be allowed in the pool or pool area unless a lifeguard is on duty. When a lifeguard is not on duty, the upper deck patio area adjacent to the Manor House may be used for sunbathing.
2. Please refrain from unnecessary conversation with the lifeguards, as they must give their undivided attention to the assigned duties.
3. Only unbreakable containers are allowed at the pool. **NO GLASS of any kind is permitted in the pool, pool area, or upper deck/patio area next to the Manor House.**
4. No ball playing, running, pushing, wrestling, dunking, or climbing the fence is allowed.
5. **A parent or guardian must accompany children under 18 years of age at all times. A parent or guardian is responsible for supervising children. An adult must accompany a non-swimming child of any age while in the water at all times, and keep said child within their arm's reach while in the pool. Residents or Tenants under the age of 18 are not permitted to bring guests or use the pool.**
6. Non-swimmers: Only a life vest approved by the U.S. Coast Guard is to be used, for safety purposes. Inner tubes, water wings, and similar flotation devices for non-swimmers are not permitted at any time.
7. Flotation devices for recreational use that are permitted include noodles and small inner tubes.
8. Diving into the pool is not permitted. Prolonged underwater swimming, breath-holding or games including such behavior is prohibited. **No ball playing is allowed (not at the discretion of the lifeguard).**
9. No throwing balls or toys of any kind at the pool. No water guns are permitted.
10. Upon instruction of the lifeguard, EVERYONE will be required to evacuate the pool area in the event of approaching storms, and also 10 minutes on the hour, at the lifeguard's discretion, to test pool chemicals.
11. Parking for pass holders who need to drive to the pool is restricted to the designated Event Parking area on Canterbury Road that is painted yellow.
12. The lifeguard has full authority to enforce these rules. Pool privileges may be suspended for rule infractions, pursuant to notice and hearing; they may be reinstated following a hearing with the ECM 1 Board of Directors.

