



Manhattan Village Homeowners Association  
44 Fairway Drive  
Manhattan Beach, CA 90266  
(310) 546-1737, Facsimile (310) 545-7459  
mvhoa@avalon1.com

---

**MANHATTAN VILLAGE HOMEOWNERS ASSOCIATION**  
**Pool/Spa Party Request**

**Required for any function at the pool/spa with more 8 guests.**

**\$100.00 Non-Refundable Pool Party Use**

**\$250.00 Refundable Compliance Deposit Required and Forfeited if Pool/Spa Rules are Violated**  
A copy of a signed/approved Pool Party request is required to be with the Homeowner during a Pool Party. If not, your guests, in excess of eight, may be asked to leave the pool area.

---

A Pool Party has a limit of 4 or more people (guests). Children under the age of 14 must be supervised **AT ALL TIMES** by a resident adult.

**Failure to observe the rules governing the pool and spa may result in forfeiture of the compliance deposit. In addition, Homeowners are liable for damages to the pool area caused by the homeowner and their guests.**

**Homeowner's Name:** \_\_\_\_\_

**Homeowner's Address:** \_\_\_\_\_

**Homeowner's Phone No.:** \_\_\_\_\_ **Homeowner's Pool Key #** \_\_\_\_\_

**Party Date:** \_\_\_\_\_ **Party Hours From** \_\_\_\_\_ **to** \_\_\_\_\_  
(Not to exceed 4 hours)

**Homeowner's Signature:** \_\_\_\_\_  
You agree to abide by the Pool/Spa Rules attached.

**Date:** \_\_\_\_\_

---

**For Office Use Only**

Approved by: \_\_\_\_\_

Date: \_\_\_\_\_

\$100.00 Use Fee \_\_\_\_\_ \$250.00 Compliance Deposit \_\_\_\_\_

## POOL AND SPA RULES

We have approximately 1000 people living in the court and town homes. Many of them enjoy the use of the swimming pool for both exercise and relaxation. The use of the facilities is an entitlement of the residents of Manhattan Village. Unfortunately some people have inappropriately extended that privilege to numbers of their friends, household workers, and others. In doing so they many not realize that they have made the use of the pool nearly impossible for those who are entitled to be there.

Specifically, the term “guest” is defined as a relative or friend who is visiting or staying in your home. A "guest" is not meant to be a person(s) you invite over to use the pool who is not a guest staying in your home. It is required that either you accompany your guests to the pool or have a pool pass on file. Pool passes are available at the on-site Management Office. A pool pass can be on file to accommodate people like nannies or house sitters that are **staying at your home on a regular or extended basis** in your absence. You may also use a pool pass if you are unable to accompany your guests to the pool (like your visiting adult children and/or grandchildren who want to go swimming but you don't). It is not appropriate to simply give permission for a car or van load of people/children to arrive, use the pool, and leave the Village.

### A. HOURS

- Hours for the main pool and spa - Daily                      6:00 AM – 10:00 PM
- Hours for the neighborhood spas - Daily                      6:00 AM – 10:00 PM
- **Pool and spa gates must be securely closed and locked except when going in or out. Do not leave or prop the gate open.** If a gate does not close and lock properly, please call the management office immediately at (310) 546-1737 to report it. **THIS IS FOR SAFETY AND INSURANCE REASONS AND IT IS EXTREMELY IMPORTANT.**

### B. GENERAL RULES OF CONDUCT

1. Your pool gate key is your primary ID as a resident of Manhattan Village. You may be asked for additional ID indicating your Manhattan Village address. Keys may not be duplicated or loaned to friends. They are the property of the Association, and are subject to confiscation.
2. No lifeguard is on duty. All residents and guests use the pool and spas at their own risk, responsibility, and liability.
3. Children under 14 years of age must be supervised by a responsible adult of at least 18 years of age at all times. (Calif. Admin. Code 22 SEC.65539).
4. Children under 18 must be supervised by an adult homeowner after 8 p.m.

## **B. GENERAL RULES OF CONDUCT (cont.)**

5. No alcoholic beverages are allowed.
6. Smoking is prohibited.
7. No roughhousing, rowdy behavior, running, diving, pushing, screaming, or radios with speakers (headsets only).
8. Persons with open cuts or open wounds are not allowed in the pool and spas.
9. Authorized pool parties must end by 8 p.m.
10. Proper swimming attire is required in pool and spa area.
11. Nude or partial nude sunbathing or swimming is not permitted.
12. No pets, glass containers, skateboards, wheeled toys, or large toys are allowed.
13. Life preservers and noodles are allowed.
14. *Please note special health and safety issue:* Infants and toddlers must wear "Little Swimmers Diapers" (leak-proof swimsuit diaper). The responsible resident of any child responsible for soiling the pool will be billed for clean-up charges which can be significant. Accidents of this nature may require the closing of the pool for up to 3 days.
15. Absolutely no foreign substances such as bubble bath, soap, drinks, etc., may be added to the pool or spa. Homeowners will be assessed the cost of draining, cleaning, refilling or any other damage caused to the pool or spa by residents or their guests.
16. Cleaning of the barbecues and the proper disposal of your trash when using the facilities is required.
17. The Management Company, Board Members, their designates, Access Control Officers and assigned Committee Members have authority to enforce all rules pertaining to pool regulations, rules, and safety concerns. Homeowners who do not follow the rules may be subject to substantial fines, confiscation of keys, restrictions, or revocation of pool privileges. If you feel you are unfairly cited, you may submit, in writing, an appeal to the on-site Management Office for review by the Board of Directors.

### C. GUESTS AND PARTIES

1. The pool cannot be reserved for exclusive use at anytime.
2. For approved pool parties (4 or more guests), a non-refundable fee of \$100.00, as well as a \$250.00 refundable compliance deposit is required. Owners who hold pool parties without prior approval from the Management Office will be charged the pool party fee and compliance deposit. Additionally, the Member may be fined \$50.00 for holding an unapproved pool party.
3. Residents are permitted a maximum of 3 guests.
4. Pool party passes are required for more than 3 non-resident guests per household.
5. Parties of more than 12 people (including the residents and guests) are not permitted.
6. Residents may not combine passes to form a larger party.
7. Authorized pool parties must end at 8 p.m.
8. Tables, chairs, pool furniture, and grills may not be reserved. They are available to all residents on a first come first served basis.
9. Use of the pool for any commercial purpose is strictly prohibited. No unauthorized swimming lessons are permitted.
10. Nonresident (absentee) owners may not use the pool or spas when the owner's unit has been leased or rented to a tenant who is not a family member of the owner.
11. It is the responsibility of each Association member to see that their tenants and guests obey all MVHOA Rules and Regulations. The legal owner(s) of the home is liable for all Rule and CC&R infractions caused by their tenants and guests, and can be subject to fines and penalties.