

May 2026

RE: 2026 Pool Opening and Gate Code

Dear Westbrooke Residents,

We are pleased to report that the Westbrooke pool should be ready for resident use on May 23th. As was the case last year, anyone planning to utilize the pool must sign the attached waiver prior to visiting the pool enclosure area, whether you are swimming or not. If you plan to have family members with you, they must sign the waiver as well, unless they are a minor, in which case their parent/legal guardian must sign. For residents with a caregiver that may be in attendance, the caregiver(s) must also sign the waiver to be inside the pool enclosure.

Once we receive the waiver(s) from you as the owner or renter of the unit, we will give you the gate code. This code is only for residents to know, and a resident **MUST** be with any guests, so there is no need to share this code with someone that is not living in your household. If it is determined that you shared the code with a non-resident, resulting in the need to change the code, you will be charged \$200.00 to cover all costs associated with changing the code and then informing residents of the new code.

If there is questionable behavior, please contact Encompass Management Group at 888-675-9229 in case there is something that can be done to create or foster a comfortable environment for everyone without involving the police. If you witness pool rules being broken and the behavior is creating a hostile/dangerous situation, always call the police first, but also please report issues to Encompass Management Group. Also, send pictures of issues that require prompt attention, broken or dangerous items, lost/found belongings, etc.

All other pool rules that have been published in the Rules and Regulations (included with this letter) and that are posted at the pool are still in effect. As a reminder, Westbrooke does not have a pool attendant and we rely on residents to notify us if a non-resident or person, who is not a guest of a resident, has gained access to the pool. If you ever feel the need to cross-reference a pool user with who the actual residents are, please look at the bulletin board located next to the women's bathroom (under the overhang area) for a roster with addresses. If there is ever a situation at the pool that requires police assistance, please use the 911 phone on the pool house wall: simply picking up the receiver will dial 911 and the operator will have the pool house location on their screen.

If you have any questions or concerns whatsoever, please call 888-675-9229, or email at service@emgcond.com If you have an urgent matter, call 888-675-9229.

Additional waiver forms will be in the box by the pool and on the WestbrookeWB.com website. **You can return the waiver by mail to Encompass Management Group 18161 W 13 Mile Rd Ste LL, Southfield, MI 48076-1113, or emailed to info@WestbrookeWB.com. Put "WESTBROOKE POOL WAIVER" in the Subject line, or text the form to 918-625-1473. (OVER)**

Swimming Pool Rules

1. The swimming pool is for the exclusive use of association members and their guests. If you are not sure of the person(s) using these facilities, please ask for proof of residency.
2. Persons using the pool do so at their own risk. The association and its agents are not responsible for the health and safety of persons using the facilities, nor are they responsible for providing a lifeguard.
3. The host member is responsible for ensuring that his/her guests comply with all the rules and regulations of the community. Guests should not be at the pool without the co-owner host/resident.
4. Children under the age of 18 are not permitted in the pool area unless accompanied by a parent or under adult supervision. Any person that is 1) unable to swim unassisted by a flotation device, AND 2) not tall enough to stand in the pool and have his/her face fully out of the water must have an adult, one that is capable of swimming, within arm's reach of that person. This will help ensure that the adult responsible for the safety of the child in the pool is close enough to save the child's life in the event of an emergency.
5. A maximum of four people per unit are permitted in the pool area at one time, including the host member, unless permission from the association has been granted in advance.
6. Pool hours are daily from dawn to dusk. The pool will be open from May 23rd to Labor Day. The pool may be closed without notice as needed.
7. State law requires a cleansing shower prior to entering the pool. Other than sunscreen application, a cleansing shower must also be taken before re-entering the pool after the application of any types of lotions.
8. Conventional swimming attire is required for swimming in the pool. Jean cut-offs are unacceptable swimming attire.
9. You are not permitted to swim in the pool if you are infected with a contagious disease or illness, have cuts or any type of open wound, or if you are ill in any way that could be a contagion to others using the pool.
10. No pets are allowed in the pool area enclosure.
11. No person that wears diapers is allowed in the pool unless wearing diapers specifically made for swimming AND water tight pants/shorts overtop of the diapers. If a violation of this rule is observed, the association reserves the right to have the pool chemically treated and the costs associated with the treatment will be billed to the respective co-owner who/whose guest violated the rule. This is supported by the Bylaws Article VI, Section 15.
12. No diving or jumping into the pool is permitted. No boisterous conduct, foul language, horseplay, running, wrestling or dunking is allowed within the pool enclosure.
13. Any foreign objects, air mattresses (floaties) or retrievable objects brought into the pool and area are permitted as long as they do not cause a nuisance to other swimmers. Swim aids, fins and goggles are permitted.
14. Radios may only be operated with headphones to avoid disturbing other pool users and residents.
15. No glass objects are permitted in the pool area. Plastic water bottles are allowed. Food and drinks can be consumed at a table only and must be cleaned up immediately and completely. Food should be limited to snacks; full meals are not allowed. Noncompliance with this rule will result in the individual co-owner(s) having the privilege revoked.
16. Put umbrellas into the closed position when you are done using them.
17. Please restrict your swim time to one hour if people are waiting to use the pool.
18. Smoking and use of vape pens, of any type, is not allowed within the pool enclosure. Should smoking take place, it should be done from the parking lot so it does not disturb other pool users.
19. The tennis court is currently closed to all residents and guests.
20. The pool gate is self-closing and self-latching but can malfunction or not be provided the proper momentum for it to self-close and self-latch. When entering and exiting the gate, all pool users have the responsibility to ensure that the gate shuts and latches. Propping the gate open or leaving it ajar is prohibited at all times.

Pool Usage Waiver

Anyone in the household and any guests who are over the age of 18 must sign this waiver before entering the pool enclosure, whether or not the person swims in the pool. Please ensure that the information is legible. **A pdf of this signed waiver can be mailed to Encompass Management Group 18161 W 13 Mile Rd Ste LL, Southfield, MI 48076-1113, or emailed to info@WestbrookeWB.com Put "WESTBROOKE POOL WAIVER" in the Subject line, or text the form to 918-625-1473.**

By signing this agreement, I acknowledge the contagious nature of COVID-19 (Coronavirus) and voluntarily assume the risk that my child(ren) and I may be exposed to or infected by COVID-19 while on site at the pool and that such exposure or infection may result in personal injury, illness, permanent disability, and death. I understand that the risk of becoming exposed to or infected by COVID-19 at the pool may result from the actions, omissions, or negligence of myself and others, including, but not limited to, the condominium association, board of directors, association manager, and pool management company's employees. As it relates to Covid-19, I voluntarily agree to assume all of the foregoing risks and accept sole responsibility for any injury to my child(ren) (under the age of 18, hereby referred to as "Child(ren)"), or myself. The injury that I acknowledge includes, but is not limited to, personal injury, disability, death, illness, damage, loss, claim, liability, or expense of any kind, that my Child(ren) and I may experience or incur in connection with our attendance at the pool ("Claims"). On my behalf, and on behalf of my Child(ren), I hereby release, covenant not to sue, discharge, and hold harmless the Westbrooke Condominium Association, Encompass Management Group, and the pool management company and their employees, agents, and representatives, of and from any claims, including all liabilities, actions, damages, costs or expenses of any kind arising out of or relating thereto. I understand and agree that this release includes any Claims based on the actions, omissions, or negligence of the Westbrooke Condominium Association, Encompass Management Group, and the pool management company and their employees, agents, and representatives, whether a COVID-19 infection occurs before, during, or after visiting inside the pool enclosure for any reason.

Co-Owner/Tenant Name: (also sign below) _____

Street Address: _____

Email Address: _____

Today's Date: _____

_____ 1. Printed Name	_____ Signature
_____ Address	_____ How is this person related to the condo owner?
_____ 2. Printed Name	_____ Signature
_____ Address	_____ How is this person related to the condo owner?
_____ 3. Printed Name	_____ Signature
_____ Address	_____ How is this person related to the condo owner?