



56 Jackson Drive, Drouin Vic 3818
Owners Corporation PS 641855N
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Use of Wet Areas Policy

Version	2
Create Date	12 th August 2016
Last Updated	16 th July 2023

Purpose

The purpose of this policy is to ensure that all users of the Jackson's View Country Club (JVCC) are able to utilise the facilities of the JVCC in a manner for their own safety and to protect the well-being of all lot owners, JVCC property, its assets and the community from harm caused as a result of inappropriate uses or actions.

Specifically, it outlines the guidelines of use by any persons who have access to the Country Club.

Definition

For the purpose of this policy the following definitions apply:-

- "JVCC" is defined as the Jackson's View Country Club, 56 Jackson's Drive Drouin
- "JVOCC" is defined as the Jackson's View Owners Corporation Committee.
- "Lot Owner" is defined as a financial member of the Jackson's View Owners Corporation whose fees are up to date.
- "Tenant" is defined as a resident of a property owned by a lot owner that has a valid lease agreement with the lot owner and has exclusive occupation of the leased property.
- "Manager" is defined as Jackson's View Country Club Administrator.
- "Member" is defined as any Lot Owner or Tenant who has Mobile Phone access to the Jackson's View Country Club.
- "Guest" is defined as a friend, relative or associate of a lot owner
- "Chaperone" is defined as a person who accompanies and who is supervising minors of lot owners and is at least 18 years of age.
- "Minor" is defined as anyone 14 years or under.
- "Wet Areas" is defined as the pool area and its surrounds and/or the toilet and shower areas.

Neither the JVCC, the Jackson's View Owners Corporation (JVOC), nor its staff & management will be held responsible, nor liable, for any injury caused to persons, or any damage to the Jackson's View Country Club premises (inside and outside), caused by any person(s) inappropriately utilising the facilities of the Country Club.

The implementation of this policy by the JVOCC on behalf of the JVOC assumes that any person utilising the Country Club facilities does so on the basis that any damage or injury caused as a result of their behaviour or method of use will be the responsibility of the lot owner and/or tenant.

Despite adherence to this policy, if any guest(s) is injured or causes damage to equipment or the structure itself, the person using the facilities HEREBY RELEASES the Owners Corporation 641855N and Jackson's View Country Club Staff, AND FURTHERMORE HEREBY COVENANT the Owners Corporation 641855N and Jackson's View Country Club Staff to keep it indemnified from any damage or loss caused as a result of accessing the club.

The lot owner and/or tenant implicitly agrees to replace or repair the damage caused by any persons to equipment or the structure, with costs to be determined by the Owners Corporation 641855N and Jackson's View Country Club Staff. Access to JVCC may also be withdrawn.

Specifically;

- All users of the wet areas do so at their own risk.
- Children below the age of 14 years may use the wet areas, outdoor play area and changing rooms ONLY if supervised at all times by an eligible ADULT Resident / Tenant or Chaperone.
- Blow-up lounges or toys are NOT permitted in the pool, except for safety aids.
- Food and alcohol is NOT permitted in the wet areas.
- Smoking is NOT permitted in ANY area of the club.
- All users of the wet areas must ensure appropriate attire is worn at all times (i.e. nude swimming is not permitted).
- Running is NOT permitted in wet areas.
- Ball playing is NOT permitted in wet areas.
- Diving or Bombing is NOT permitted in the pool or spa.
- All equipment is to be tidied or put away as required (e.g. umbrella's to be closed, seating to be put back to their original location etc).
- **The pool gate is to be kept closed at ALL times.**
- The Spa is to be turned off when use is finished and/or leaving the pool area.
- The pool area is to be treated with care and respect.
- Any damage to tiling or equipment will result in breach penalties being applied.
- Access to Jackson's View Country Club may be withdrawn if a Member fails to comply with the above rules of use.
- Verbal or physical abuse, anti-social and inappropriate behaviour will **NOT** be tolerated. Patrons may be asked to leave the Country Club and be subject to a breach.

For safety reasons:

Glass objects including, but not limited to drinking glasses, crockery, china, and sharp objects, are **NOT** permitted in the wet areas.

All users of the swimming pool must dry off before leaving this area, and as such must bring a towel for their own use.

Footwear must be worn in the Country Club at all times with the exception of the pool area.

Document Control

Version	Comments	Date
0.1	Updated using new template	12/08/2016
0.2	Replaced resident with lot owner and endorsement by Policy & Procedure sub committee	23/08/2016
0.4	Altered minor age to 14 to align with approved OC Rules	01/10/2016
1.0	Final Version approved by Owners Corporation Committee	03/10/2016
1.1	Terminology change from Swipe Card to Entry Tag	05/09/2017
1.1	Clarified supervision of minor	17/10/2017
1.2	Defined 'For Safety Reasons'	14/11/2017
2	Mobile Access included, minor literals, logos change	16/07/2023

Document Approval

Date	Approved by
3 rd October 2016	Meeting of the Owners Corporation Committee Meeting.
5 th September 2017	Approved by Chairman
17 th October 2017	Approved by Chairman
15 th November 2017	Email approved by Owners Corporation Committee
16 th July 2023	JVOCC