



**Abaris Realty, Inc.**

7811 Montrose Road, Suite 110, Potomac, MD 20854

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Web Site: [www.abarisrealty.com](http://www.abarisrealty.com)

Serving the DMV Metro Area Since 1975

April 1, 2022

Dear Brownstones at Park Potomac HOA Homeowner:

Summer is just around the corner and it's time to register for your pool passes! As of the date of this notice, there will be no COVID-related restrictions at the pool this summer, however, that is subject to change if State and County COVID mandates are imposed in the future.

**Registration:** This year we will be using the same procedure that was used in the past years. After you have submitted your application and we have processed it, your pool pass registration card will be delivered to the pool before opening day and will remain at the pool throughout the season. When you visit the pool this summer, simply state your name and address to the lifeguard and provided that a registration card is on file and your name is listed on the card, you will be allowed access to the pool. This system will avoid the hassle of residents having to carry passes to the pool with each visit and lost, missing or stolen passes, etc. Pool passes will not be distributed to individual households. The lifeguards will check in members and their guests using the pool pass information you provided on your application. There is no fee to register. In order to ensure that your pool pass is on file at the pool in time for opening day, your application must be submitted **NO LATER THAN MONDAY, MAY 16, 2022. THERE WILL BE NO REGISTRATION AT THE POOL. UNREGISTERED PEOPLE WILL NOT BE ABLE TO USE THE POOL. THERE WILL BE NO EXCEPTIONS.**

**Eligibility:** Pool pass registration is open to all Brownstones at Park Potomac HOA homeowners who are not delinquent in their monthly HOA assessment. In order to register, your HOA fee account must have a zero balance and you must also have a Mandatory Release Form on file with the HOA.

Tenants may not register for a pass without the owner's permission. It's important for owners who wish to relinquish their pool privileges to sign the release form and forward it and the application to management. Only one pass is allotted per household.

**Pool Hours:** The pool opens Saturday, May 28, 2022. Copies of the hours and rules are enclosed and will also be posted at the pool.

**Pool Rules:** The pool rules are enclosed for your review. Please ensure that all family members and guests understand and adhere to the rules for their safety and enjoyment.

On behalf of the Brownstones at Park Potomac HOA Board of Directors, I hope you have a great summer at the pool!

Sincerely,

Shireen Ambush, PCAM, CPM  
Property Manager

**Brownstones at Park Potomac Homeowners Association**  
**2022 POOL PASS REGISTRATION PROCEDURES**

Please mail, fax or email the completed forms to:

**Abaris Realty, Inc**  
**Attention: Kaitlyn Ambush**  
**7811 Montrose Road Suite 110**  
**Potomac, MD 20854**  
**Fax: 301-468-0983**  
**Email: [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com)**

1. The completed Brownstones at Park Potomac Homeowners Association Pool Pass Application which includes:

- \* Your address and phone numbers where you can be reached in case of an emergency or if there are questions concerning your application,
- \* A list with the names of all household members, including the ages of all children less than 18 years old,

Note: Parents wishing to sign the parental waiver permitting children 13 years and older to go to the pool without an adult should check with the lifeguards after the pass is approved.

2. A copy of identification that verifies a Brownstones at Park Potomac residence for each adult (18 years old) in the household who wishes to use the facility and WHOSE LAST NAME DIFFERS FROM THAT OF THE REGISTRANT'S LAST NAME.
3. For registration of tenants a copy of their lease agreement must be included, listing the names of all tenants and the signed Release Form from the property owner.

**IMPORTANT REMINDERS**

- a. **Incomplete applications will be returned by mail.**
- b. **Applications received after May 16, 2022, may not be approved in time for use on opening day, May 28, 2022.**
- c. **Applications submitted after May 16, 2022, will be processed on a first come first serve basis and passes are delivered to the pool weekly. Absolutely No Walk in Service.**
- d. **A Mandatory Release Form must be on file with the HOA in order to use the recreational facilities which include the clubhouse and pool.**

If you need additional information, please call or email Abaris Realty at (301) 468-8919 or [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com) Monday through Friday, 9:00 a.m. to 5:00 p.m.

**BROWNSTONES AT PARK POTOMAC HOMEOWNERS ASSOCIATION**  
**2022 POOL PASS APPLICATION FORM**

(Registrant): \_\_\_\_\_

Property Address: \_\_\_\_\_

Work Phone: \_\_\_\_\_ Home Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Circle one:                      **OWNER**                      **TENANT**

**Household Members**

<u>Adult's Names</u> (18 and over)	<u>Minor's Names</u> (17 and under)	<u>Age</u>
1. _____	1. _____	_____
2. _____	2. _____	_____
3. _____	3. _____	_____
4. _____	4. _____	_____
5. _____	5. _____	_____
6. _____	6. _____	_____
7. _____	7. _____	_____

Note: Minors who are 13 years old or older may go to the pool unsupervised if a parent or guardian signs the waiver on the back of the pass. Check with the lifeguards after your pass is approved to sign the waiver.

In consideration of the provided swimming pool facilities, the undersigned expressly agrees to assume the risk of any accident or personal injury which he/she or any member of their family or household or any guest of the resident or co-owner of the unit may sustain while using said facilities and agrees that the Brownstones at Park Potomac Homeowners Association and/or its management agent will in no way be liable for any such injury except when due to negligence on the part of the Brownstones at Park Potomac Homeowners Association and/or its agents, such as faulty equipment.

**I attest that the above has been read and fully understood.**

Signature: \_\_\_\_\_

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

**Completed Applications should be sent to:**

**ABARIS REALTY, INC.**  
**Attention: Kaitlyn Ambush**  
**7811 Montrose Road Suite 110**  
**Potomac, MD 20854**  
**Fax: 301-468-0983**  
**Email: [kambush@abarisrealty.com](mailto:kambush@abarisrealty.com)**

**Have you included the following?**

- 1. Proof of residency for each adult (18 years or older) whose last name differs from that of the Registrant (i.e. copy of driver's license, piece of mail with name and address, etc.)**
- 2. For tenants, a copy of the lease and the Release Form signed by the owner.**

**BROWNSTONES AT PARK POTOMAC HOMEOWNERS ASSOCIATION**  
**POOL PRIVILEGES RELEASE FORM**  
**2022**

I, \_\_\_\_\_, as owner of the property at  
(print full name)

\_\_\_\_\_  
(print address)

Relinquish my 2022 pool privileges to my tenant(s) who reside at this property.

\_\_\_\_\_  
Signature-Property Owner

\_\_\_\_\_  
Date

Please list the names of the tenants residing at this property.

**Household Members**

<b><u>Adult's Names</u></b> <b>(18 and over)</b>	<b><u>Minor's Names</u></b> <b>(17 and under)</b>	<b><u>Age</u></b>
1. _____	1. _____	_____
2. _____	2. _____	_____
3. _____	3. _____	_____
4. _____	4. _____	_____
5. _____	5. _____	_____
6. _____	6. _____	_____
7. _____	7. _____	_____

**COPY OF LEASE IS REQUIRED BEFORE POOL PRIVILEGES CAN BE  
TRANSFERRED.**

**BROWNSTONES AT PARK POTOMAC HOMEOWNERS ASSOCIATION**  
**POOL HOURS OF OPERATION**

Saturday, May 28, 2022 – Monday, September 5, 2022:

Monday through Thursday	11:00 a.m. - 8:00 p.m.
Friday - Sunday & Holidays	10:00 a.m. - 8:00 p.m.

# The Brownstones at Park Potomac Homeowners Association

## Policies for Use of the Pool and Clubhouse

This publication sets forth the policies and rules for use of the Pool and Pool Deck Area

### RULES FOR POOL:

Owners and their guests use the pool facilities at their own risk. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property.

1. All users must sign in.
2. Each household is provided two (2) security access cards for entry into the clubhouse.
3. No person is permitted in the Swimming Pool Area/Pool Facility unless it is officially open, and the lifeguards are on duty.
4. Parents are responsible for their children at all times. Lifeguards will not be responsible to watch-over children in their parents' absence.
5. Children under 13 must be accompanied by a parent or approved supervisor.
6. Children not toilet trained must wear a swim diaper or diaper covered by tight fitting waterproof pants in either pool.
7. Alcohol and glass drink containers are prohibited. Food may not be consumed on the pool deck.
8. Pets are prohibited.
9. Smoking is prohibited in the clubhouse and pool area.
10. Music playing devices may be played only with earphones, at a volume that does not disturb others.
11. Members are responsible for their guests and accompany their guests at all times. Running and rough- housing around the pool is strictly forbidden.
12. All flotation devices used must be Red Cross certified and are to be used at the sole discretion of the pool management company.
13. No diving is permitted.
14. Chairs may not be reserved for persons who leave the pool area or who are expected to arrive later.
15. Proper respect and cooperation is due to the lifeguards, who are to provide for the safe and orderly operation of the pool.
16. Pool hours will be posted at the pool. The pool may be closed at any time due to weather (rain, thunder, lightning, etc.), breakdown of equipment, operational defects or other unavoidable causes.
17. Residents with open lesions or sores are not permitted to use the pool.
18. Patrons must shower before entering the pool area.
19. The lifeguards may demand any patron leave the pool area if the rules are not being followed and/or pool/clubhouse privileges may be revoked.

### DISCLAIMER OF LIABILITY:

All persons making use of the Pool and Clubhouse and Guest Pass privileges and using any of the Community Area recreational facilities agree to abide by the rules and regulations for use of the facilities. Use of facilities is at the user's sole risk and responsibility.

The Association, the Declarant and the management company do not assume responsibility for any occurrence, accident or injury in connection with such use. No Owner shall make any claim against the Declarant and the Board of Directors, the Association, their servants, agents or employees, for or on account of any loss or damage to life, limb or property sustained as a result or in connection with any such use of any of the recreational or common facilities. Each Owner shall hold the Declarant, the Board of Directors, the Brownstones at Park Potomac Homeowners Association and Managing Agent harmless from any and all liabilities and any action of any nature by any tenants, guests, invitees or licensee of such Owner growing out of the use of the recreational or common facilities, except where such loss, injury or damage can clearly be proved to have resulted from and proximately caused by the direct negligence of the Board, the Association or their agents, servants or employees in the operation, care or maintenance of such facilities.

Any damage to the building, recreational facilities, or other Community Areas or equipment caused by an Owner or such Owner's guests shall be repaired at the expense of the Owner.