



[www.mybridgewood.com](http://www.mybridgewood.com)



[www.realmanage.com](http://www.realmanage.com)

(866) 473-2573

F: (866) 919-5696

**Dear Bridgewood Residents:**

Amenity access cards must be used at all times while using any portion of the Association's recreation areas and common areas. This is our only means to identify valid residents versus individuals from outside communities.

Please read the enclosed information and:

1. Discuss with each member of your family and ensure that they understand that if they are asked to leave by an agent of the Association that they must do so.
2. Keep a copy of the rules for your records.
3. Ensure that all guests understand all the rules and that you will be held responsible for their failure to obey those rules.

**Assessments**

In accordance with (IAW) the Declaration of Protective Covenants of the Bridgewood Association, Inc., if your account is delinquent, your right to use recreational common area will be suspended and you will not be issued an amenity access card. If you would like to pay off your assessment, please mail payment to address provided on your statement or visit:

Bridgewood Association, Inc.  
11102 Liberty Field  
San Antonio, TX 78254  
Or log onto your Resident Portal at [www.realmanage.com](http://www.realmanage.com)

A valid receipt showing verification of payment will suffice, if not cleared in the computer systems.

**Amenity Access Cards**

Amenity access cards must be present with anyone using the facilities. Only one (1) access card will be allowed per residence. Fee for access card is \$30, no exceptions, paid via check or money order.

**Non-Working Cards**

If your card does not work during pool hours, please contact 866-473-2573.

**Tenants**

If a member is renting or leasing their home and wishes to relinquish their privileges so that tenants may use the common area facilities they may do so by using the "Release of Rights" form and provide the office with a copy of their lease agreement. When the lease expires, so does the entry to the pool. Should you still want access to the pool, you must provide a new copy of a valid lease agreement to the Bridgewood office staff. Tenants must purchase a card if they do not have one already.

## **Authorized Users**

Please remember that any agent of the Association can remove unauthorized users from any common area. An authorized user is any resident and their guest (up to five (5) non-familial guests per household, \$2.00 a guest payable via cash) that has an active amenity access card in their possession at that time. Access cards will be checked frequently to ensure that users of facilities are authorized and those without access cards will be escorted off the property. Failure to obey an agent of the Association will result in the notification of law enforcement, and the unauthorized user may face criminal charges, along with possible loss of privileges to use common areas and recreational facilities - this is to protect the right of authorized users and enhance their enjoyment of the facilities.

The Association's common areas and recreational facilities are intended for and reserved for the exclusive use of authorized members of Bridgewood Association, Inc and their guest or tenants. Authorized members must accompany guest(s) that use common areas, or recreational facilities. Again, users must have an amenity access card in their possession to use any common area or recreational facility. As a general rule, users who use any common area or facility agree that these rules are enforceable by any agent of the Association and law enforcement, failure to obey these rules will also subject the owner of such property, to have their rights of usage suspended, or revoked by the Board of Directors.

## **Guests**

All non-familial guests must be accompanied by a resident who remains at the pool during the guest's visit. Each household can host a maximum of up to five (5) non-familial guests, \$2.00 per guest.

## **Hours**

All times are subject to change without notice. Agents acting on behalf of the Association can close any common areas, or recreational facility without notice when acting in the best interest of the Association and for common safety of residents. Swimming hours will be posted in front of the pool and at [www.mybridgewood.com](http://www.mybridgewood.com). All other facilities are closed after sunset and will remain closed until sunrise.

Absolutely no one is to enter the pool after it is closed. Failure to obey this rule absolves Bridgewood Association, Inc., property and pool management company and all others from liability and/or responsibility of any injury, loss of property, damaged to property, or loss of life, due to a person's illegal use of this facility. It also subjects the illegal user to criminal prosecution.

## **Liability**

All persons using recreational facilities do so at their own risk. The Association assumes no responsibility for any accident or injury in connection with the use of the facilities, or for any loss or damage to the property in connection with the use of those facilities.

## **Violations**

Failure to comply with the rules outlined herein or posted at any common area or recreation facility shall be considered sufficient cause for temporary or permanent loss of privileges. In situations involving a significant and immediate harm to persons or property in the community, privileges may be suspended immediately and without any prior warning, or written notice. Upon compelling information/evidence the Board of Directors may call a special meeting to determine if a resident/individual has abused the common areas in such a manner that it may be in the best interest of the community to ban, issue a no trespass order, or revoke an individual or resident's privileges either in whole or in part, to parts or all of the Bridgewood common areas, park facilities, or other property owned by the Association.

**BRIDGEWOOD ASSOCIATION, INC.**  
**GENERAL POOL RULES**

1. Swim at your own risk.
2. Always obey posted rules and pool staff. The pool staff has the authority to remove any resident or guest from the pool area for endangering the safety of themselves or others. Residents are responsible for their guest's actions. Violations will be turned over to the Board of Directors. Repeat violations may result in the revocation of privileges.
3. Pool staff are authorized to refuse entrance to residents without an active amenity access card. Amenity access cards will not be given to non-residents.
4. Harassment may result in the suspension of pool access.
5. Anyone under the age of 14 must be accompanied and supervised by a physically capable swimmer, 15 years of age or older.
6. Prohibited activities include: running, diving or flips of any kind into the pool, use of vulgar/offensive language or gestures, littering, vaping or tobacco use of any kind, food within 10 feet of the pool's edge, loud music, throwing of objects (balls, toys, etc.), rough play, (throwing each other, pushing, dunking, and getting on another person's shoulders, splashing fights, or chicken fights).
7. Prohibited items include: glass containers, alcoholic beverages, chewing gum, large flotation devices, bikes, skateboards, or motorized vehicles, pets, weapons.
8. Proper swimming attire is required. Cut-off or frayed clothing is not allowed.
9. People with incontinence issues must wear appropriate incontinence swimwear attire.
10. Swimming with a communicable disease is prohibited and anyone exhibiting an illness or with an open sore will be required to leave.
11. When you hear one long whistle, that means clear the pool.
12. No swimming after designated swimming hours. Anyone caught swimming after hours will be suspended for the remainder of the summer and have trespassing charges filed against him or her.

**BABY POOL RULES**

**Lifeguards do not monitor and are not responsible for the baby pool.**

**General pool rules apply to the baby pool as well.**

Always use caution when around the pool area.  
Pool schedule is subject to change without notice.