

WOLFE POINTE POOL INFORMATION, POLICIES, AND RULES 2026

General Information

The pool will open this season on July 16 and close on Sunday, September 27.

Pool hours are 6 a.m. to 9 p.m. daily.

All homeowners and users of the Wolfe Pointe pool facility are responsible for abiding by the rules that govern the pool operation at Wolfe Pointe. We ask that each of you help us maintain a clean and safe environment for everyone to enjoy. Your help and cooperation in following these Wolfe Pointe Pool Rules will help keep our operating costs and the HOA fees low.

New Secure Entry System in 2026

The pool gate is locked by a NEW electronic locking system introduced in 2026. Entering the pool facility requires a pool pass (“key fob”). The key fob will be registered to individual property owners and will electronically log your entrance into the pool area. All property owners, family members, and their guests must use the fob to enter the pool and should not share their fob with others. **See below for instructions how to obtain the new key fob.**

Homeowners who have an old fob but have not not already submitted the required Release and Waiver of Liability form and want to use the pool must complete, sign and submit the attached Liability Release (see last page) and will need to exchange their old fob with the new 2026 fob.

To comply with Sussex County building codes, the pool gate is self-closing and self-latching to prevent unsupervised entry, particularly by children. **It is strictly prohibited to prop open the gate at any time.** This is considered a severe safety violation and can lead to a fine or loss of amenities.

Each property owner must complete the attached *Release and Waiver of Liability, Assumption of Risk; and Indemnity and Parental Consent Agreement*, and have all adult residents (18 years and older) sign the form. NOTE: Upon turning 18, household members will be required to sign a Waiver or Liability. Guard the security of the fob. The fob is not labeled as Wolfe Pointe in order to to enhance security in the event the fob is lost. Key fobs will work only during pool hours and your key fob will not allow entry outside of posted hours.

How to Obtain a Pool Fob

If you are new to the pool or want an additional key fob (up to four fobs, if needed), contact Tom Yablonski 484-302-1163 to obtain the new 2026 key fob. For those new to the pool, the cost of the initial fob is \$15. Additional fobs are \$20 each. Payment is by check only, payable to WPPOA. **Pool fobs will only be issued following receipt of the signed Release and Waiver of Liability form (see last page) and proper payment is made. There is no charge to those who have previously submitted a signed Release and Waiver of Liability and are just exchanging their old fob(s) for the new 2026 fob.**

The Pool Belongs to the entire WPPOA

If you see violations of pool rules, please speak up and remind the individuals of the pool rules. If this does not address the situation, please contact a member of the pool committee so they can take the proper action to resolve the situation. If you notice any damage or equipment missing in the pool area, please report it immediately to a pool committee member.

David Levenson, Pool Chairman	302-245-2677
Mark Roach	443-472-5877
Tom Yablonski	484-302-1163

In Case of Emergency

An emergency telephone (for 911 calls only) is in the red metal box on the outside wall to the right of the men's bathroom along with a First Aid Kit. For all emergencies, dial 911 and give the location of the pool, which is 35847 Black Marlin Drive in the Wolfe Pointe Community.

In case of emergency or power failure, the red emergency exit button is on the post on your right as you exit the pool area. Lift the plastic cover and push the RED emergency exit button. *Please do not use the emergency exit button unless there is a real emergency!* Activating the emergency exit button will cause an alarm to sound and will disable the security mechanism on the gate. If you activate the emergency exit button by mistake, the exit system can be re-activated using the tool attached to the Emergency Exit button. If you are unable or unwilling to re-activate the system, please contact a member of the Pool Committee so the system can be activated quickly.

Wolfe Pointe Pool Policies

The Wolfe Pointe pool is for the exclusive use of Wolfe Pointe property owners, their families, and their guests. All residents are encouraged to take advantage of the facilities while being mindful of other pool users. No pool user has priority over others, and no one should be discouraged from pool use.

The pool will be open during posted hours for property owners, family members, and their guests.

**No lifeguards are on duty at the pool. Swim at your own risk.
Swimming alone is not allowed.**

All property owners and their children over 18 **must** have a signed Release and Waiver of Liability form on file before their key fob will be activated. **To comply with Delaware state regulations, anyone under the age of 16 must be accompanied by an adult (someone 18 years of age or over) while at the pool.** Except for immediate family members, overnight house guests, and childcare providers (≥ 18 years of age rule applies), your key fob may not be used by anyone without the property owner being present.

Penalties will be imposed for property owners and their families who ignore the pool rules. For the first offense, the property owner will receive a verbal warning. For the second offense, pool privileges for *all* family members and guests (which includes all your key fobs if you have more than one) will be disallowed for two weeks. For the third offense, pool privileges will be disallowed for the balance of the season for *all* family members and their guests. The pool management company or any property owner can report offenses of age limit rules to a pool committee or board member. The property owner(s) will then be contacted, and appropriate action will be taken.

Wolfe Pointe Pool Rules

1. The Wolfe Pointe pool facility is for residents and their guests only.
2. Property owners are asked to help enforce all pool rules.
3. Pool hours: 6 AM to 9 PM daily.
4. Members are responsible for the behavior and safety of their children and guests.
5. A key fob is required for entry.
6. Residents **must** submit a signed Release and Waiver of Liability form for all people 18 years of age or older and must be signed before you can use the pool. This form is also required to activate a key fob for entry.

7. It is strictly prohibited to prop open the gate at any time. Make sure the gate is closed after entering or leaving the pool area. A locked gate is required by law.
8. There is no lifeguard on duty at our pool facility **Swim at your own risk. Swimming alone is not allowed.**
9. Because no lifeguard is on duty, in order to comply with Delaware state regulations, anyone under the age of 16 must be accompanied by an adult 18 years of age or older.
10. Appropriate behavior is expected by all. Diving, running, pushing, skateboards, skim boards, scooters, pets, smoking, glass containers, chewing gum, loud music, etc., are prohibited inside the fenced pool area.
11. No pool furniture is allowed in the water.
12. Proper swim attire must be worn.
13. Children in diapers must wear “swim” diapers. No regular diapers are allowed.
14. Should threatening weather appear (thunderstorms, lightening, etc.), the pool must be vacated immediately, and the pool will be closed for 15 minutes after the last sign of threatening weather.
15. Please be considerate of your neighbors and others at the pool. Keep the noise level down. No music or radios other than used with personal headphones are allowed. Noise exceptions for activities involving music, such as social gatherings or aquatics classes, require approval of the Pool Committee.
16. When using the pool, please maintain the neatness and cleanliness of the pool area and put all trash in the bins provided. Please lower any umbrellas when leaving the pool area.
17. No grills of any kind are allowed at the pool except for official pool activities such as community social gatherings approved by the Pool Committee.

***Release and Waiver of Liability, Assumption of Risk;
and Indemnity and Parental Consent Agreement***

I, being of lawful age (18 years or older) in consideration for being allowed to use the Wolfe Pointe pools, bathhouse, pool decks, and pool area (the **"Facility"**) owned by the Wolfe Pointe Property Owners' Association (**"WPPOA"**), do for myself, my minor children, and any guests of mine (collectively, **"My Family"**), declare:

1. I understand that (a) use of the Facility involves risks and dangers of serious bodily injury, including permanent disability, paralysis and death from drowning, slipping and falling, injuries from diving or other activities, injuries due to the absence of a lifeguard, and any other injury that can occur in and around a swimming pool (collectively, **"Risks and Dangers"**); (b) these Risks and Dangers may be caused by my own actions or inactions, the actions or inactions of others using the pool facility, the conditions in which the activity takes place, or the negligence of the "Releasees" identified below; (c) there may be other risks and losses either not known to me or not readily foreseeable; and (d) I am accepting and assuming all responsibility for losses, costs, and damages that may occur from the result of My Family's use of the Facility. I expressly acknowledge there is no lifeguard on duty and that I am solely responsible for My Family's safety.

2. I forever release, discharge, and covenant no to sue the WPPOA and each of its past and present board members, contractors, vendors, and volunteers (the **"Releasees"**) from all liability from any liability, claims, demands, actions, and causes of action arising out of or related to any loss, damage, or injury, including death, that may be sustained by My Family while using the Pool Facility, whether caused by the negligence of the Releasees or otherwise.

3. I agree to hold harmless, defend, and indemnify Releasees from any claims, demands, losses, or damages, including attorney's fees, arising out of, or resulting from My Family's use of the Pool Facility.

4. If a minor child(ren) is listed below, I consent to the minor's use of the Facility and agree to be bound by all the terms of this instrument. I acknowledge that I have read and understand the risks involved and assume those risks on behalf of the minor child(ren). I also agree to indemnify the minor child as described in section 3.

5. I expressly agree this release and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Delaware, and that if any part of it is invalid, the balance shall continue in full and legal force and effect.

6. I further acknowledge receipt and understanding of the WPPOA pool policies and rules, including but not limited to those relating to the usage of Facility and agree to abide by them. In addition, I agree to explain these rules to my family and guests. I accept full responsibility for the conduct of my family and guests while they are using the Facility.

I/We have read the above and accept and agree to be bound by all the terms set forth herein.

Household Members 18+ Years of Age – Please Print Name, Sign & Date Name_

Signature_____ Date:_____

Name_____ Signature_____ Date:___

Name_____ Signature_____ Date:___

Name_____ Signature_____ Date:___

Children <18 Years of Age Living in the Household – Please Print Information

Name_____ Date of Birth_____

Name_____ Date of Birth_____

Name_____ Date of Birth_____

Address:_____ Lot#___

Phone number:_____ Email:_____

To activate your key fob(s), email a copy of this completed agreement to:
David Levenson, Pool Committee Chairman, secretary@wolfepointe.com