

**COLONY CROSSING HOMEOWNERS ASSOCIATION, INC.
POOL MAINTENANCE GUIDELINES FOR MANAGEMENT**

EXHIBIT "B"

SUMMER

1. Maintain the following ideal specifications for water:

Chlorine Residual	1-1.5 ppm
PH	7.4-7.6
Cyanuric Acid	25 ppm
Alkalinity	80-100 ppm
Hardness	100-300 ppm

Pool is to be shocked every week (Sunday night after closing or early Monday, presuming pool is closed on Monday).

Algae control and stain/scale preventative are to be used regularly - as needed.

2. Test water at least once per day (more if needed due to upsets or heavy usage).
3. Clean skimmers daily. Make sure they are down and seated or the lines will plug with leaves, etc. Cleaning the lines is difficult.
4. Keep the floor of the pool free at all times from debris such as leaves, grass, paper, branches, swimming gear, toys, etc.
5. Backwash filters when pressure rises 8-10 psi over the pressure recorded when filters are clean.
6. Clean strainers at pump suction regularly to prevent starving pumps for fluid.
7. Clean tiles at least weekly to remove oils and other accumulations. Use pumice stone for scale. Do not use anything that will scratch the tile or remove grout. Never use steel wool.
8. Brush the pool at least twice weekly.
9. Vacuum the pool at least once weekly. More often if windy conditions blow dust and debris into pool.
10. Hose down the coping and decks daily before swimmers arrive and after pool is closed in the evening. Brush and hose decks at least weekly.
11. Inspect filter beds visually a minimum of once per year, preferable in the spring to ensure that surface is not imbedded with materials that will not backwash. Remove contaminated sand and replace with new sand as required.
12. Maintain clipboard record of all maintenance performed and record water test results. Be sure to date and initial. This record is to be maintained at the pool either in the pump room or the guard room.
13. Lock gate and secure pool area at the conclusion of pool hours each day or whenever pool is closed, i.e. due to weather, etc.

WINTER

1. Same water specifications, types of treatments, cleaning and record keeping are required except the chlorine should be increased to 1.5 ppm.
2. Obviously the frequency of testing, cleaning, brushing, backwashing, etc. can be reduced somewhat. However, during leaf falls and high winds the pool and equipment can be placed under severe strains. For example, pumps can be burned out if skimmers, bottom drains and pump strainers are not cleaned regularly. Backwashing cannot be neglected either.
3. Particular attention must be given to maintaining pool water level in the mid-tile position as the dry, windy conditions typical of our winters evaporate water rapidly.
4. It will be necessary to brush and vacuum regularly to remove leaves and dirt which invariably accumulate on pool floors during fall and winter months blocking the main drains and staining plaster.