



COMMUNITY CLUBHOUSE POLICIES AND RULES

The Community Management establishes these rules so that the residents of the community may better utilize the clubhouse. The Community management may from time-to-time change these rules and regulations at its sole discretion for the safety and convenience of the community. Residents must be current with lot rent at the time of reservation and at the time of actual event.

Reservations

The clubhouse will be open during normal business hours.. If you wish to rent the facility at any time, prior arrangements must be made. Residents may reserve the clubhouse for their private parties in accordance with the rules. Reservations must be made through the community office during regular business hours. A reservation is not considered confirmed until the full deposit is made. The clubhouse may be reserved for one day. All engagements must terminate on or before 12:00 am. There are no exceptions.

Security Deposit

A deposit is required for reservation of the clubhouse. It must be paid with a check or money order. The deposit will be returned within five business days if the clubhouse is properly cleaned, all items returned to their original location, and there has been no damage. The community will withhold any costs that may have been incurred from your security deposit. These costs include but are not limited to cleaning and/or repairs in connection with this engagement. The amount of Security deposit is \$250.00.

Charges

The residents of the community may rent the facility at the rate of \$40.00 dollars an hour. Non-residents may rent the facility at the rate of \$75.00 an hour. Reservations will not be taken for any major holidays. You must inform management of your intended time usage at the time of booking, so arrangements can be made to have an attendant on duty. All guests must be accompanied with a resident at all times.

Alcohol/Smoking

The presence of alcoholic beverages is strictly prohibited. No smoking is prohibited in the building. Smoking is allowed in some areas outside the building where there are smoke pots. Please do not throw on the grounds. If alcoholic beverages are found present at your function, you will lose your security deposit and any future rental privileges.

Attire

Proper attire is mandatory. Bathing suits, robes, no shirts and bare feet are not permitted in the clubhouse at any time.

Liability

The residents reserving the clubhouse shall be liable for all damages caused to the clubhouse and community facilities resulting from the engagement, whether his own acts or omissions, or those of others using the clubhouse during the engagement cause such damage. Resident also agrees to indemnify, defend, save and hold harmless Management and Owner, it's agents, employees, successors and assigns, from any and all claims or liabilities of whatsoever kind or nature due to its rental of the clubhouse for use and occupancy of same while under control of Resident, its guests and invitees.

Capacity

Main Banquet Room 60 persons
Multi-Purpose Room 10 persons

Restrictions

There is no gambling or stag parties allowed. Upon reserving the clubhouse or using any of the recreational facilities, the resident must be current on all rents, water bills and have no other outstanding balances on their account. All children under 18 years of age must be accompanied by an adult to be in the clubhouse. The age limit on the pool table is 16 years of age. The age limit for the swimming pool is 14 years of age without an adult. The fitness center may be used by all residents 18 years of age and older and may be used by residents 16 and 17 years of age if accompanied by a resident 18 years of age or older.

These clubhouse rules and regulations are hereby incorporated by reference into the community rules and regulations and hereof shall be deemed just cause to terminate the tenancy.

I/We, the undersigned, acknowledge reading and understanding the guidelines set forth herein,

Date

Date

Date

Date

Date

Date

Date