

USE OF CLUBHOUSE

- 1 Effective with the installation of the key fob entry system to the pool and clubhouse, each owner may have up to four (4) access fobs (two fobs were provided to each owner at the time the system was installed at no cost to the owner; additional fobs may be purchased at a cost determined by the Board. No owner may have more than four (4) active fobs at any time.)
- 2 Owners must be current with their HOA fees in order to have access to the pool and clubhouse. "Current" means not more than 30 days past due on any regular or special assessment, fines, or other Association fees. Owners who are not current in their HOA fees will have their access fobs disabled by the management company, and fobs will not be reactivated until all fees have been received and processed by the management company.
- 3 No homeowner or resident may have more than four (4) guests in the clubhouse at any given time unless he or she has reserved the clubhouse.
- 4 A homeowner or resident cannot reserve exclusive use of the swimming pool, spa or exercise room with the reservation of the clubhouse.
- 5 The clubhouse may be reserved for limited time periods for personal, non-business functions. Reservations are made on a "first-come, first served" basis. Reservations may not be made more than three (3) months in advance. An individual homeowner may not reserve the clubhouse more than two (2) times in a single month.
- 6 A fee in the amount of \$25.00 must be paid in advance for the use of the clubhouse. A deposit in the amount of \$100.00 must be paid prior to the use and will be returned to the owner after the reservation if no damage is evident and no cleaning is required after use. If damage is evident or cleaning is necessary, the deposit will be used to recover the cost of the damages and cleaning. If the amount of damage and/or cleaning is in excess of \$100.00 the extra cost will be charged back the owner's account.
- 7 A homeowner reserving the clubhouse takes express responsibility for any damages to the clubhouse or clubhouse property during the reservation period. It is the responsibility of the homeowner reserving the clubhouse to clean the clubhouse after its use. This includes garbage and trash removal, vacuuming and cleaning as necessary.
- 8 The Homeowners Association appreciates your help in keeping the clubhouse clean. Unfortunately, we cannot afford full time staff or to have the clubhouse cleaned every day. If you notice any damage or cleanliness issues, please notify the management.
- 9 Because there is no regular trash service at the Clubhouse, residents using the clubhouse for events MUST TAKE ALL TRASH AND RECYCLING back to their homes immediately after the event, to be disposed of in the residents' trash/recycling.
- 10 The clubhouse is a non-smoking area.
- 11 To preserve the security of the clubhouse, all doors must be locked after every function.
- 12 To ensure the clubhouse is available for the use of each homeowner equally, regularly scheduled meetings are prohibited except at the discretion of the Board of Directors.
- 13 No pets allowed in the clubhouse.