

SUBJECT: RULES FOR CLUBHOUSE RENTAL
AMENDED: JULY 2023

ARR NUMBER 2.1a

CO-OWNER: PLEASE SIGN AND RETURN ONE COPY OF THIS FORM TO THE RENTAL AGENT. KEEP THE SECOND COPY AND USE FOR REFERENCE.

1. Only Co-owners may rent the Clubhouse. Attendance is limited to 49 people. The pool and pool area is excluded from use by any/all attendees.
2. No smoking in the clubhouse.
3. Profit making or commercial events are not permitted.
4. Rental fee and a security deposit of \$300.00 must be paid with application. Rental \$100/Security \$200
5. The co-owner must be present at all times and is responsible for the actions of all guests as well as any/all associated damages or losses to the Clubhouse or adjacent property.
6. All guests must be advised of the parking regulations which require parking in the guest parking areas. Parking on any street (Courts) within the complex is prohibited. Lexington Blvd is a city street and vehicles illegally parked may be towed at owner's expense.
7. Alcoholic beverages are/may not be served to minors.
8. Noise and music must be held to a reasonable level and must not be disruptive to any units in the immediate area.
9. The kitchen facilities may be used for warming or cooling pre-prepared food only.
10. No food is permitted outside of the Clubhouse.
11. No live Christmas trees or live Evergreen trimmings are allowed inside the Clubhouse.
12. No lit candles are allowed inside the clubhouse.
13. Cleanup of the Clubhouse must be completed by 10:00AM on the day following the rental.
Cleanup includes:
(a) All items on the Cleanup Checklist (ARR 2.1c).

NOTE: The premises will be inspected for cleanup and any damage estimate prior to the security deposit being returned.

14. (a) The co-owner is responsible to turn off all the lights. (b) Setting the thermostat to 62 degrees F in the winter and, if A/C is in use, 78 degrees F during the spring/summer months. (c) All doors and windows are to be locked when leaving the Clubhouse.
Failure to complete/accomplish any of these requirements will result in an automatic deduction of an additional \$50.00 from the deposit.
15. The deadline for vacating the clubhouse is 12:00 AM [Midnight]. A vacating time of 2:00 AM is permitted on New Year's Eve only. The clubhouse must be vacated by the time shown on the rental application.
16. Rentals are only for the day/date indicated on ARR 2.1b. Access to the Clubhouse for the Purpose of setting up/prepping prior to the actual rental date/event is prohibited. Failure to Comply with this item will result in an additional \$50.00 deduction from the deposit for each day infraction.

As Co-owner, I agree/affirm to abide to the above stated rules and regulations.

Co-owner signature: _____ Date: _____