

Centre Pointe Condominium Association

Clubhouse Rules

Effective as Revised July 1, 2018

Pursuant to Article 4.4 of the Bylaws for Centre Pointe Condominium Owners Association, the following Clubhouse Rules, hereinafter "Clubhouse Rules," are adopted.

Definitions

- Owner:** A person with title/ownership of a residence that is subject to assessment within the Condominium Community known as Centre Pointe.
- Children:** Children under the age of 18-years must be accompanied by an adult at all times when using this facility.
- Guest:** Anyone invited by an owner to use the facility. The owner must accompany the guest(s) at all times. Each owner may have up to four (4) guests at any one time utilizing the Clubhouse, unless previous arrangements have been made.
- Facility:** Clubhouse recreation and meeting area (See separate Fitness/Exercise Room Rules).

Keys - entrance to the facility

- All Owners shall have one (1) key per residential unit provided by the seller.
- Additional keys for the Clubhouse may be purchased at a cost of \$50.
- Clubhouse and fitness keys are on a MASTER key system and any duplication of these keys is strictly prohibited. In the event that an Owner misplaces this key they will not be issued a new key, and will be held responsible for all charges associated with rekeying and redistribution of new keys to all unit owners.
- Owners should immediately notify the Centre Pointe Management Company if a key is lost or stolen.
- Owners are responsible for any damage which occurs as a result of unauthorized use of their key.
- An Owner's key may be impounded if found in the possession of an unauthorized user.

Clubhouse Hours

- **9:00 AM to 10:00 PM** Please respect your neighbors

Use of the facility before 9:00 AM and after 10:00 PM is considered trespassing. Anyone in the clubhouse before 9:00 AM or after 10:00 PM may be required to relinquish their key.

Maintenance of the Facilities

- Centre Pointe Owners collectively own the facility and all are responsible for its care. The Owners' maintenance fees provide for routine maintenance and capital improvement. Owners are urged to participate in the general upkeep, respect, and care of the facility. Any extra cost above budgeted expenses which may result from abuse of the structure and furnishings will impose a financial burden on the entire community.
- **An Owner is solely responsible for any damage they or their guest(s) cause while using the Clubhouse.**

Reservations for Clubhouse Recreational Room Only

Note: all Owners may use the facility during open hours at any time that it has not been reserved for a special occasion.

- Reservations are on a first-come, first-serve basis and **must** be made 30 days in advance.
- Reservation of the Clubhouse is limited to four (4) occasions per month.
- Owners reserving the Clubhouse must be current with all assessments.
- The Clubhouse may be reserved for a maximum of four (4) hours per occasion.
- An Owner **MUST** reserve the facility for five (5) or more guests, including children.
- Reservations can be made using the preprinted "**Clubhouse Reservation Form**".
- The Reservation Form is available from the Management Company.
- If the Management Company is not contacted and appropriate paperwork filled out prior to clubhouse usage, an automatic \$100 fine will be added to the \$25 Rental Fee.
- No animals allowed in the clubhouse unless proof of service animal is provided. A \$250.00 fine will be assessed to the owner of the unit renting the clubhouse if non-authorized animals are in the clubhouse.
- Reservations are not accepted more than 1-year in advance of a scheduled event.

Usage Fees

- A non-refundable reservation fee of **\$25.00 per occasion** shall be paid thirty (30) days prior to scheduled event.
- A **refundable deposit fee of \$100.00** is required to be paid at the same time as the reservation fee under a separate check.
- No refunds will be made three (3) days or less prior to the event.

Commercial Usage of Facility

- Any use for **commercial benefit** of the Clubhouse recreational area or Fitness Room is **prohibited**.

Guests

- Owners are responsible at all times for the behavior of their guests.
- All guests under the age of eighteen (18) must be accompanied by an adult/owner while utilizing Centre Pointe facilities.

Animals/Pets

- **No Pets of any kind are Permitted** at any time in the facility, except for Guide Dogs for the blind or licensed service animals. Violation of the Clubhouse Pet Policy will result in an immediate \$250 fine assessed to the Unit Owner.

Food and Beverages

- No alcoholic beverage consumption is permitted by anyone under the age of twenty-one (21) years.

Use of Recreational Area and Conduct

- Owners must provide their own accoutrements.
- Owners are required to clean the facility **immediately** after their event and assure it is in a neat and orderly condition. Owners must supply their own vacuum and cleaning supplies. The deposit will be returned after a satisfactory inspection of the facility is completed. The cost of any additional cleaning required or resultant damage will be deducted from the deposit.
- Behavior that is disruptive, disrespectful, unsafe or abusive is Not Permitted.
- Disturbing, disruptive behavior, failure to clean the facility following use and/or abuse of the Clubhouse **should be reported immediately in writing to the Management Company** and may result in loss of facility privileges as determined by the Board of Directors.
- Following use of the facility, turn off TV, fireplace, and lights - and complete ALL items noted on the "Check-off List" provided.

Smoking

- **Not permitted** anywhere in the Clubhouse including the Fitness and Exercise Room.

Occupancy

- The occupancy limit of the recreational area **shall not exceed fifty (50) individuals** at any one time.