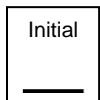




## CLUBHOUSE STANDARDS

The safety, health and comfort of all members are the basic objectives of the following Clubhouse Standards. These standards were prepared by the Recreational Facilities Committee (henceforth the RFC) and approved by the Board of Directors. It is the duty and responsibility of all members, their children and guests to comply with these standards.



- ❖ THE HOMEOWNER RESERVING THE CLUBHOUSE MUST BE THE HOST/HOSTESS OF THE EVENT AND MUST BE PRESENT AT ALL TIMES INCLUDING SET-UP AND CLEAN-UP. **Failure to do so will result in the loss of your \$500 deposit.**
- ❖ Rental of the Clubhouse **does not include** use of the swimming pool, hot tub, or tennis courts. Renters are not allowed in these areas.
- ❖ Guests must remain in the Clubhouse area and not wander through the residential or common areas.
- ❖ Wet suits, smoking and pets (with the exception of dogs for the sight impaired) are not allowed inside the Clubhouse at any time. **Smoking is NOT allowed in the clubhouse or the surrounding grounds.** **Smoking may only be done in the smoker's vehicle.** Shoes and shirts are required to be worn while inside the Clubhouse.
- ❖ No paint, tape, or tacks are allowed on walls, floors, furniture or ceilings.
- ❖ If helium balloons are used in the Clubhouse, they must be attached to a streamer of at least 25 feet to prevent loosened balloons from becoming unrecoverable in the rafters of the ceiling. Unrecoverable balloons left overnight may cause false activation of the alarm system.
- ❖ Glitter and confetti may not be used in the Clubhouse due to the difficulty in removing it from the furniture fabric, carpets, and rugs. If I use either material, I may be required to pay an additional \$50 to have the Clubhouse cleaned.

- ❖ It is suggested that colored drinks not be served to avoid spillage stains on furniture, carpets, and rugs. If the event of a spill, a minimum of \$50 will be charged to have the stain professionally treated.
- ❖ Guests must park legally in the Clubhouse parking lot. Vehicles parking on the streets or easement areas of Tor Court due to parking lot overflow MUST NOT at any time block driveways, damage landscaping, or impede access by emergency vehicles. Discovery of any such occurrence may result in the vehicle being towed away at the vehicle owner's expense.
- ❖ At least one adult must be present at all times for every eight (8) children and one adult must be present at all times for every 10 teens (13 – 19 years).
- ❖ At Association functions, alcoholic beverages are permitted only on a “bring your own” basis and are to be consumed only by persons 21 years of age and older. In no way will the Association serve alcoholic beverages.
- ❖ Items left in the Clubhouse after the final clean-up become the property of the Springs Homeowners' Association.
- ❖ No glass is allowed on the front or rear steps or deck areas of the Clubhouse.
- ❖ Interior Clubhouse furniture is to remain inside during the event. At the conclusion of the event, all furniture must be returned to its original location, all trash removed from the interior and exterior of the Clubhouse (the Clubhouse does not have trash pick-up service), appliances and lights shut off, fireplace extinguished (if used), basic cleanup performed, thermostat reset, all doors and windows locked and secured, and alarm set.
- ❖ The Clubhouse is not available for rental or Community group use on the following days:
 

New Year's Eve/Day	Easter	Memorial Day weekend
July 4 weekend	Labor Day weekend	Thanksgiving
Christmas		
- ❖ The fees listed below are an example of what may be charged if guidelines and usage indicated within the signed contract are not followed – ALL ARE SUBJECT TO CHANGE. Please note that not all possible charges are listed.
  - Failure of H/O to remain in attendance during entire event incl setup/cleanup      forfeiture of \$500 security deposit
  - Lost key      forfeiture of \$500 security deposit
  - Smoking violation      \$50 per incident
  - Keys returned late      \$25 per day
  - Doors left unlocked or unsecured      \$25 per door
  - Thermostat not reset      \$25

- Basic cleaning not done \$25
- Lights left on \$25
- Trash not removed \$25
- Alarm not set \$25

**VIOLATION OF THESE STANDARDS MAY SUBJECT THE RENTER TO THE LOSS OF THEIR SECURITY DEPOSIT. VIOLATION AND/OR ABUSE BY SPRINGS COMMUNITY GROUPS MAY RESULT IN REVOCATION OF THE PRIVILEGE OF CLUBHOUSE USE.**

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_