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The
Springs
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CLUBHOUSE RULES AND STANDARDS

The safety, health, and comfort of all members are the basic objectives of following Clubhouse Standards. These standards were prepared by the Recreational Facilities Committee (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 host the event and must be present at all times including setup and cleanup. Failure to do so will result in the loss of the security deposit.**
- ❖ Private use of the Clubhouse **does not include** use of the swimming pool, hot tub, or tennis courts. Non-member guests are not allowed in these areas.
- ❖ Guests must remain in the Clubhouse area and not wander through the residential or common areas.
- ❖ Wet suits and pets (with the exception of service dogs) are not allowed inside the Clubhouse at any time.
- ❖ **Smoking is NOT allowed in the Clubhouse or the surrounding HOA grounds. Smoking may only be done in private vehicles.**
- ❖ 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. 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.
- ❖ 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's being towed away at the owner's expense.

- ❖ 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.
- ❖ Items left in the Clubhouse after the final cleanup becomes the property of The Springs Homeowners Association.
- ❖ **No glass containers** are allowed on the front steps, rear steps, or deck areas of the Clubhouse. Broken glass resulting from falling from the Clubhouse deck may require closing the hot tub and pool for draining, vacuuming and refilling.
- ❖ 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 and all trash removed from the interior and exterior of the Clubhouse. The Clubhouse does not have trash pickup service. All lights must be shut off, fireplace burners turned off, basic cleanup performed, the thermostat reset, all doors and windows locked and secured, and the alarm set.
- ❖ The Clubhouse is not available for private 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 applicant to remain in attendance during entire event including set-up and clean-up Forfeiture of \$1000 security deposit
 - Lost key \$500 (All locks will have to be rekeyed.)
 - Smoking violation \$100 per incident
 - Keys returned late \$100 per day
 - Doors left unlocked or unsecured \$100 per door
 - The thermostat not reset \$100
 - Basic cleaning not done \$100
 - Lights left on \$100
 - Trash not removed \$100
 - Alarm not set \$100

By signing below, the applicant acknowledges that they have read and accept all terms of this Agreement and the Clubhouse Standards.

Name: _____ Home Phone: _____

Address: _____ Work Phone: _____

Springs Lot Number: _____

Email: _____ Cell Phone: _____

Signature: _____ Date: _____

Once this form is completed, please contact Bill Conrad at (336) 250-1651 for processing.

Updated March 25, 2021