

Clubhouse Rules and Registration Form

While the Clubhouse can be reserved for private use, reservations may only be made by Stoney Brook Owners and must be made through Property Management Systems at 801-262-3900. A cleaning and security deposit of \$50 payable in two checks is required to reserve the Clubhouse... \$25 is the rental fee (non refundable) and \$25 is refundable if the Clubhouse is left clean. The deposit must be received within 7 days of the time a request is made to reserve the Clubhouse in order to hold the reservation. The deposit will be refunded only after the Property Manager has inspected the Clubhouse for damage and cleanliness. The Clubhouse statement of responsibility is listed below.

In the event of multiple requests for reservations, the established priorities for use of the Clubhouse are as follows:

1st Association Business

2nd Association Sponsored Activities

3rd Association members' private use provided:

- a) Space and date are available
- b) The reserved date is on a one-time basis only, and not for a standing reservation.
- c) The swimming pool and pool areas continue to be available to all other residents.

Using the Clubhouse is a privilege, not a right, and is subject to the following rules and regulations:

1. The Clubhouse must be vacated by no later than 10:00pm. In other words, end your party in enough time to allow you to clean up and leave by 10:00pm.
2. The party and party guests can in no way displace any other owners using the adjacent facilities. Nor can the party or party guests create a nuisance or disturb the owners living in close proximity.
3. Other owners reside in close proximity to the Clubhouse, please be mindful of this and inform your guests as well.
4. The Owner is responsible for cleaning the Clubhouse after their use. This means sweeping and vacuuming all floors regardless.
5. The Clubhouse must be cleaned and ready for the next user by the end of the reservation.
6. The owner is responsible for providing their own supplies, cleaning and otherwise.
7. No alcohol or controlled substances of any kind are allowed in the Clubhouse.
8. A responsible resident must accompany his or her guests at all times.
9. Owners are responsible for the behavior of their family members and guests.
- IO. Owners are strictly liable for any damages caused by their family members and guests.
11. If the Clubhouse itself or Clubhouse fixtures, furniture, furnishings, appliances or contents are destroyed, damaged or stolen the owner is strictly liable for the repair and/or 100% of the replacement cost incurred by the Association. The cleaning deposit will be credited toward the repair or replacement costs.
12. The HOA is not responsible for items left in the Clubhouse.
13. Since chlorinated water will damage the furniture and floor coverings in the Clubhouse, people in wet swimsuit attire are not permitted inside the Clubhouse. If this gets

abused the Clubhouse will not be available for use in conjunction with the pool in the future.

14. No furniture may be moved or relocated (or removed from the property) nor may the Clubhouse be altered in any way without the express prior written consent of the Manager.
15. Anyone under the age of 18 years must be accompanied by a responsible adult while in the Clubhouse.
16. Parking is available on the street. 00 NOT PARK IN UNAUTHORIZED AREAS. Vehicles parked in violation may be immobilized, towed and impounded without further notice or warnings and at the owner's sole risk and expense.
17. The HVAC system in the Clubhouse is more than adequate. In an effort to keep the building clean and equipment running efficiently the doors to the Clubhouse may not be propped open except temporarily for purposes of loading or unloading. The windows must remain shut.
18. If the pool is being used (in conjunction with the Clubhouse) please designate in the space provided below. All pool rules apply.
 - a. The pool cannot be reserved exclusively for any particular person or group.
 - b. Guests must be accompanied by the resident.
 - c. Guests must adhere to pool rules.
 - d. The resident's party may not bother, annoy, disturb or displace other residents wishing to use the pool and pool area in any way.
 - e. The owner is strictly responsible for his party, family members and guests.
 - f. The owner is responsible for clean up after their use of the pool, repair any damage caused and restore the property to its original condition.
 - g. Decorating the pool area is not allowed. See Manager for options.
 - h. Water balloons are not permitted inside the fenced area,;.
 - i. DO NOT use the pool garbage cans for your party waste. You must provide your own bags and remove all refuse created by your party before you vacate. A dumpster is available.
 - J. DO NOT eat food near the pool, there are tables and the food needs to be consumed there. Keep all food items contained and away from the pool.
 - k. If any person fails to comply with any of these rules he or she will be asked to leave and the responsible party may face restricted access, fines or other formal remedies.
 - I. No more than 8 people from a party in the Clubhouse are allowed in the pool area at any time.
19. Owner shall provide all additional cleaning required, if after inspecting the Clubhouse the Manger is of the opinion that additional cleaning is required, If the owner refuses, neglects or fails to provide the additional cleaning, then the Manager may apply the deposit to pay for the additional cleaning costs and Owner shall be responsible for any costs not covered by the deposit.
20. Charges incurred by Owner hereunder are the debt of the Owner and are collectible as such. If the Owner fails to make payment when due, the amount constitutes a lien on the interest of the Owner in the property. The Association shall be entitled to recover its reasonable attorney's fees and costs,

21. Signage directing guests to the Clubhouse must be removed before the end of usage,
Please do not intentionally attach any balloons to trees on the property.

By signing below the undersigned acknowledges and agrees that s/he has read the foregoing rules, will adhere, be bound by and is subject to said rules, and that the violation of the rules may result in the loss of the privilege to use the recreational amenities at Stoney Brook damages, cleaning costs, attorneys fees, fines, and such other and further relief as is reasonable and just.

Name

Reservation Date

Will your guests be using the pool? Dyes D no (4 max)

Number of people expected

Start Time (doors open)

End Time (doors will lock)

Signature

Phone

Date