

WINDSTONE PROPERTY OWNERS ASSOCIATION

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CLUBHOUSE RULES

The Clubhouse is available to reserve for private parties, for all Windstone Property Owners whose Association dues are current. It is also available to outside parties for a rental fee. This is on a first come first served basis and can be scheduled through Aria Real Estate Group.

A signed rental agreement must be received prior to reserving the Clubhouse. The rental fee, security deposit and cleaning fee are **payable at the time the rental agreement is signed**. Reservations are not recorded and confirmed until the completed rental agreement is received and the rental fee check has cleared the bank.

The party or parties signing the rental agreement must be in attendance during the entire length of use of the clubhouse.

Reservations may not be made for a third party.

The clubhouse may be reserved during the following days and hours:

Any day 10 am – 10 pm (includes set-up and clean up times.) The building must be cleared by 10 pm. The clubhouse may be reserved on holidays or holiday weekends HOWEVER no one will be available or on call for emergencies. Only one reservation per day can be made.

Fees:

The refundable security deposit required of all residents reserving the clubhouse is **\$150.00**. Refund of the security deposit shall be contingent upon final inspection after the function, assuming no damages or violations of these rules.

The rental fee for Windstone Property Owners is **\$100.00**.

General Use:

All Association Rules and Regulations shall apply. Doors should remain closed and not be propped open. If any damages occur, the Board or management will repair or replace items damaged and the party reserving the clubhouse will be charged back accordingly, first using the security deposit and then charging any balance owed. The party reserving the clubhouse assumes full financial and legal responsibility for all damages arising out of the use of the clubhouse. Music and/or any other noise must be kept at a level that cannot be heard in the surrounding homes in the area. The renter of the clubhouse will be responsible for seeing that there are no loud noises from the guests either coming or leaving the function at the clubhouse.

NO SMOKING is permitted at any time inside or outside the clubhouse, including the back patio, according to State Law. Violation of this will result in the forfeiture of the security deposit.

Any illegal activity shall immediately terminate the rental agreement and forfeit all deposits. Any person or persons involved in any illegal activity shall be prosecuted to the fullest extent of the law.

Alcohol: Alcohol may not be served to any minor or any intoxicated person. Alcohol is allowed at rental functions, if and only if, an **alcohol deposit of \$150.00** is received prior to the event and an “Alcohol Indemnification and Release” form is provided in advance.

All City, State and Federal laws and safety codes apply. No more than 35 guests, the maximum occupancy limit, is allowed.