

Westwood Community Five Association, Inc.

Clubhouse Rules

These Rules and Regulations relating to the Clubhouse of the Westwood Community Five Association, Inc. (the “Association “) are designed to protect the health, safety, comfort, and property owners of Westwood Community Five (the “Community”) and are designed to help maintain a happy and enjoyable Community.

General Rules

The use of the Clubhouse is restricted for exclusive use by Members of the Association and Community groups by reservation for private functions, and for use by the Association in holding meetings of the Board of Directors (the “Board”) and the periodic Membership meetings. The Restroom facilities and Pool area are available for use without a reservation subject to the Declaration of Restrictions Relating to Westwood Community Five and Westwood Community Five A (the “Declaration”) and the following rules:

1. **Hours of Operation**

The Restroom facilities, the Pool area will be accessible between the hours of **7:00 A.M.** and **10:00 P.M.** daily. The game room will be accessible after hours for residents utilizing the area before 10:00 PM.

2. **Attire**

Shoes and suitable attire (tops and bottoms) shall be required inside the Clubhouse. Wet swimsuits will not be permitted inside the Clubhouse at any time. A bathing suit cover up is required.

3. **Smoking**

Smoking is prohibited in the Clubhouse/Game room at ALL times.

4. **Alcoholic Beverages, Illegal Drugs, and Controlled Substances**

- Possession or consumption of alcoholic beverages on the premises by persons less than 21 years of age is strictly prohibited. All alcoholic beverages must be removed from the premises immediately after each adult activity when alcohol is served/consumed. No glass beverage containers are permitted outside of the clubhouse in the pool area.
- Illegal drugs and controlled substances are **prohibited** at all times.

5. **Pets**

No pets other than service animals for the handicapped are allowed in the Clubhouse or the Pool area.

6. **Noise, Profanity, and Firearms**

No person may use the Clubhouse or Pool area or Restroom facilities in such a manner as to interfere with the rights of peaceful enjoyment of the Members/tenants of the Community. Firearms and fireworks will not be allowed at any time. No person may use the Clubhouse, the Pool Area or Restroom facilities in such a manner that creates excessive noise, profanity, boisterous action or which violates any governmental statute.

7. **Occupancy**

- The maximum number of persons allowed to occupy the Clubhouse is 237 persons.
- The maximum number of persons allowed to occupy the Pool area is 32 persons

8. **Parking**

Parking is permitted only in areas designated for parking. The entrance to the Clubhouse is not a parking area and must remain unobstructed and accessible to all Members/tenants as a loading and unloading area. Parking spaces for the handicapped shall be used only as permitted by law.

9. **Clean up**

Any Member/tenant, or Community group using the Pool area, Restroom facilities or Game Room must clean the areas used prior to leaving the facility. All food and remnants must be removed from all areas prior to leaving the facility.

10. **Minors**

Parents or guardians will be held responsible for the actions of their children and their guests at the Clubhouse, Game Room, Restrooms or Pool Area. The cost of any loss or damage caused by them will be charged to the respective Member and a fine may be imposed. No children under the age of sixteen (16) years of age shall be permitted to use the Pool at any time, unless under the supervision of a parent or guardian who is over the age of (18) eighteen. A maximum of (10) ten children under the age of (16) sixteen are permitted per (1) one guardian. No children under the age of eighteen (18) years of age shall be permitted to use the Game Room at any time, unless under the supervision of a parent or guardian who is over the age of (18) eighteen years.

11. **Facility Access**

Access to both the South Pool and Clubhouse Pool facilities will be controlled by electronic access card. Approved residents will be issued two cards per home. Lost or stolen cards will require a fifty dollar (\$50.00) replacement fee. Clubhouse facilities and South Pool are under 24 hour video surveillance for enhanced security of our residents. Residents are responsible for the behavior and actions of their invited guests.

Residents that have reserved the hall for a function should limit activities related to that function to the hall only.

12. **Damage**

Damage to any recreational facility property up to and including furnishings, pool equipment, game room equipment, clubhouse facilities should be promptly reported to the Board of Directors Maintenance Director. Failure to report damage may result in the suspension of privileges and a fine commensurate with the cost of repair for the damaged item for the responsible party.

13. **Volleyball Court**

The volleyball court is open for use by all residents during normal pool hours. In the event more than one groups of residents wish to use the volley ball court on the same day, please restrict your volleyball game time to one hour intervals.

Private Use of the Clubhouse

Special Functions

Only a Member or Member's authorized tenant may reserve the exclusive use of the Clubhouse for special functions. Member's homeowner dues must be current. Requests for reservations must be presented to the Board not less than 30 days in advance of the requested reservation date. The Board has the sole discretion to approve or disapprove the requested reservation. The Member shall be required to execute a "Clubhouse License Agreement" which provides in greater detail the responsibilities of the Member relative to the exclusive use of the Clubhouse. The Member's authorization for a tenant's use shall be evidenced by the Member's written notarized statement filed with the Board specifying the tenant by name and agreeing to be fully liable for any damages resulting from the tenant's use of the facilities.

A deposit in the amount of Two Hundred Dollars and no cents (\$200.00) and an administrative fee in the amount of \$100.00 is required to be paid to the Association upon reservation. In the event the Clubhouse is not left clean, as determined in the sole discretion of the Board, a cleaning person may be hired by the Board and the reserving Member shall be charged a minimum cleaning charge of \$150.00, which may be paid directly to the Board from the security deposit. Members remain fully liable for any and all damage caused by their tenants, guests, invitees, family members or others permitted by them to use the facilities during their reservation. A member of the Board will return the deposit after a satisfactory inspection of the Clubhouse has been performed. All reservations are on a first come basis and use of the Clubhouse is subject to the Declaration and the following rules:

1. The Clubhouse must not be occupied by more than _____237_____ **persons** at any one time.
2. The Member reserving the Clubhouse *must* be present in the Clubhouse during the entire period of the reservation.
3. The Member is responsible for leaving the Clubhouse (including the Kitchen) clean and in the same condition prior to event. This includes the cleaning of the refrigerator, stove and microwave, sweeping, vacuuming and mopping of all floors. Trash from the Kitchen must be placed in plastic bags and placed out rear of the clubhouse. All food and remnants from the event must be removed from the Clubhouse immediately after the reservation time has expired.

Administration of Rules and Regulations

The Board shall have the responsibility to administer these Rules and Regulations of the Clubhouse. Their duties include, but are not limited to keeping a calendar of events and inspecting the Clubhouse after functions. This Board is allowed discretion in deciding which activities are in accordance with our Rules and Regulations. Violations of rules may result in a suspension of the residents clubhouse/pool privileges. Any person utilizing any of the Westwood Five Facilities must be able to produce a valid card access key upon request by a board member. Failure to produce an access key when requested will result in expulsion from the facility.