

**SMOKETREE-STANTON HOMEOWNERS ASSOCIATION
CLUBHOUSE RULES**

1. The Clubhouse shall remain locked at all times (excluding the restrooms). Except for: a) Board Meetings, b) Committee Meetings, c) Private Party Reservations:
2. Reservations are for the use of the Clubhouse facilities only, for social not business purposes (other than those stated above), and **do not include the use of the outdoor pool or spa areas**.
3. Homeowner must sign a Clubhouse Use Agreement form acknowledging responsibility and provide a non-refundable users fee of \$100.00, plus a **security deposit** of \$200.00 for cleaning and/or damage.
4. If clean-up is unacceptable, if damage has occurred, or this agreement is violated, the deposit money will be used for the additional clean-up or withheld for possible fines until the next scheduled meeting of the Board of Directors. If the deposit is insufficient, the increase will be billed to the user. If not paid within thirty (30) days, the increase will be placed as a lien on the unit. The excess of the deposit over costs incurred above will be refunded
 - a. **Any damage to the Clubhouse noticed upon arrival should be reported to the Clubhouse Chairperson immediately.**
5. **THE 10:00 P.M. QUIET TIME SHALL BE OBSERVED.** Violation of this is subject to fine. It is expected that all users of the Clubhouse will show courtesy and consideration to neighboring homeowners. **No Live Music.** The premises shall be vacated no later than 2:00 a.m. the following day.
6. Homeowners and Tenants are responsible for the conduct and actions of their guests at all times while on association property. **No guest or homeowners are permitted to go past the wood wall on the pool side of the clubhouse. Pool furniture and chairs are not allowed to be used, and cannot be brought inside the wood wall patio area** The renter further agrees that there will be a Smoketree-Stanton homeowner or the tenant present during the entire time of occupancy by guests.
7. No minors (persons under 21 years) are to serve or be served any alcoholic beverages.
8. The Clubhouse shall be cleaned, including the restrooms, kitchen and main hall, and restored to the same condition as when reserved. Broom and mop is to be supplied by the renter. **All trash , litter, and cigarette butts must be removed from the premises, including outside areas,** by 10:00 a.m. the following day. Clean-up also includes the front entrance and surrounding areas of the Clubhouse.
9. The use of the Clubhouse is subject to all the Rules and Regulations of the Smoketree-Stanton Homeowners Association.
- 10. No BBQ's or grills of any kind are allowed to be used in or near the clubhouse or pool area.**
11. The resident reserving the Clubhouse is fully liable to pay for and assumes all liability for themselves and their guests and holds harmless the Smoketree-Stanton Homeowners Association from and against any or all claims for personal injuries (including death) and/or property damage arising out of, or incurred in connection with the use of the facility granted.

APPROVED AT MEETING OF THE BOARD ON- March 13, 2014