

SYLVAN SHORES CLUBHOUSE (SSC) RULES AND REGULATIONS AND USE AGREEMENT

NOTE: Any and all references to the SSC in these regulations refer to the Clubhouse building itself as well as the grounds surrounding the building.

1. The SSC may only be rented directly to a Sylvan Shores Homeowner (referred to hereafter as the Renter).

2. The Renter must be in attendance at all times during the function being held at the SSC.
NOTE: The SSC may not be rented by a homeowner for the use of a non-owner.

3. No more than forty (40) individuals will be allowed in the SSC for any function.
NOTE: Under certain circumstances, more individuals may be permitted, with prior written approval of three (3) members of the SSC Committee.

4. A maximum of twenty (20) vehicles will be allowed parking for any one function and parking will be restricted to the SSC parking area only.

5. The SSC will be vacated by no later than 10:00 p.m. Sunday through Thursday and no later than 11:00 p.m. on Friday and Saturday.

NOTE: The Renter and no more than four (4) individuals will be allowed one additional hour for clean-up purposes only.

6. The Renter will be responsible for cleaning the SSC immediately following the function. Cleaning will include the following:

- a. Sweeping the floor.
- b. Cleaning the kitchen (if used during the function).
- c. Cleaning all dishes, glasses, pots, etc.
- d. Replacing any furniture used to its original location.
- e. Collecting and removing all trash from the SSC (inside and outside).

7. **ABSOLUTELY NO SMOKING IS PERMITTED** at the SSC.

8. **ABSOLUTELY NO ALCOHOLIC BEVERAGES ARE PERMITTED** at the SSC or on any Sylvan Shores property.

9. **ABSOLUTELY NO ILLEGAL SUBSTANCES ARE PERMITTED** at the SSC or on any Sylvan Shores property. NOTE: Violators will be prosecuted to the fullest extent of the law.

10. Renter is responsible for assuring the courteous behavior of their guests. Noise (i.e., music, bands, radios, etc.) will be kept at a reasonable level which must not be audible at a distance of fifty (50) feet from the source of the sound.

NOTE: If a Sylvan Shores resident complains to the Renter about the noise, the Renter is responsible for reducing the noise level. If the Renter does not comply with the request, the resident may phone a SSC committee Member. If a Committee Member requests that the Renter reduce the noise level and the Renter refuses, the function being held will end immediately. Any resident has the right to contact the police if they feel it is necessary.

INITIALS: _____

11. Any Officer of the Corporation or any member of the SSC Committee will be permitted entrance to the SSC at any time to assure compliance with these regulations.

12. The Renter will be required to sign this Agreement and initial each page assuring compliance with these Rules and Regulations.

The FEES AND CHARGES for the use of the SSC are as follows:

A. A non-refundable rental fee of \$_____ must be paid to the Chairman of the SSC Committee (or the designee) upon signing this Agreement. A fee of \$_____ per hour will be charged to any for-profit organizations renting the SSC for any recurring period of time.

B. A Refundable security deposit of \$150.00 in cash may be required and will be paid to the Chairman 24 hours prior to the function. This security deposit will be refunded upon satisfactory inspection of the SSC by the Chairman and up to three (3) members of the Committee and a determination by this group that none of the Rules and Regulations were violated.

C. The Renter may be required to obtain liability insurance to cover the time period of the function. If required, proof of insurance must be submitted to the Chairman 24 hours prior to the function.

CERTIFICATION:

I, as the Renter, have read these Rules and Regulations and Use Agreement, received a copy of same and understand that any violation of these Rules and Regulations and Use Agreement will result in the forfeiture of my security deposit, and suspension of my privilege to use the SSC in the future.

I hereby confirm that in accordance with the Rules & Regulations of SSSC dated March 18, 2013, I am current with my service fees to SSSC as a condition to my enjoying the privileges and services provided by SSSC.

DATE of FUNCTION: _____

RENTER: _____

ADDRESS: _____

PHONE #: _____

APPROVED: _____, SSC COMMITTEE CHAIR or designee

DATE: _____