
THE LAKES OF JACARANDA HOMEOWNERS ASSOCIATION, INC.

CLUBHOUSE RULES

Revised: April, 2002

THE LAKES OF JACARANDA CLUBHOUSE was developed principally as a community function area for the private use of Lakes of Jacaranda lot owners and guests.

The lot owners using this facility must abide by the following rules:

- 1) The Lakes of Jacaranda clubhouse is for the personal use of residents* and their guests, for purposes such as birthday, anniversary, and wedding parties, picnics, and other family-like parties that are too large for home containment. It is not for use by organizations a resident may belong to, or any other organization, or by the general public. Only lot owners in good standing may utilize the clubhouse.

Reservations for clubhouse use must be made in advance through the property manager, not less than 5 days before the scheduled function

Organizers of clubhouse events should inspect the facilities prior to their reservation and notify the property manager if the clubhouse is in disarray or damaged. This will allow time to correct the problem and determine the party responsible for it.

- 2) The Lakes of Jacaranda clubhouse may also be used for Board and Committee meetings that pertain to the operation and administration of The Lakes of Jacaranda Homeowners Association, Lake of the Woods of Jacaranda Homeowners Association, and Grassy Oaks II Maintenance Free Segment. If a Clubhouse Committee exists, its members and their chairperson shall be lot owners of Lakes of Jacaranda.
- 3) The clubhouse may also be used for meetings of clubs whose members are residents* of Lakes of Jacaranda. Other residents of Lake of the Woods of Jacaranda may belong to such clubs provided that the organizer and key holder of the club is a resident of Lakes of Jacaranda.
- 4) Damage Deposits
 - a. A damage deposit of \$500 is required for all private parties or meetings of lot owners and their guests. All such functions which include more than fifty persons must have the approval of the Board of Directors.
 - b. The deposit shall be in the form of a check made payable to The Lakes of Jacaranda Homeowners Association, Inc. This deposit shall be returned to the lot owner following timely return of the key and inspection of the Clubhouse by the property manager to confirm that there is no damage to the common property. If there is damage to or loss of common property, the cost of replacement or repair shall be deducted from the deposit and the balance, if any, shall be returned to the resident. Common property shall include, but not be limited to, all appliances, furniture, fixtures, buildings, equipment and landscaping located with the recreational facility tract of land.
 - c. Should damage to or loss of common property occur which exceeds the deposit, the reserving lot owner or organizer agrees to accept responsibility for such repairs to or replacement of the common property. Items damaged or removed from the clubhouse during their reservation period will need to be replaced or repaired to the satisfaction of the Board of Directors.
 - d. Damage deposits are not required for:
 - (1) Lakes of Jacaranda community-wide social events, such as a holiday party or any other such gathering where the event consists of Lakes of Jacaranda residents only,
 - (2) Meetings of Board-approved committees,

*including the paying Grassy Oaks clubhouse members.