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The Lakes of Jacaranda, HOA, Inc.

Clubhouse Rules

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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 (LOJ) clubhouse is for the personal use of residents of Lakes of Jacaranda including Grassy Oaks special assessment members and their guests. Purposes may include such activity as birthday, anniversary, and wedding parties, picnics, and other family-like parties that are too large for the home. 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.

ALL reservations for clubhouse use must be made in advance through the property association's manager (Keys- Caldwell, Inc., 1162 Indian Hills Blvd., James Kraut, 408-8293). Reservations should be completed not less than five (5) days before the scheduled function.

A damage deposit of \$500 is required for all private parties or meeting of lot owners and their guests. The deposit shall be in the form of a check made payable to The Lakes of Jacaranda Homeowners Association, Inc. The 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.

The homeowner or organizers of the event should inspect the facilities prior to the date of the event 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.

Damage deposits are not required for:

- (a) Lakes of Jacaranda community-wide social events, such as the holiday party or any other such gatherings where the event consists of Lakes of Jacaranda members.
- (b) Meetings of Board approved committees.
- (c) Recurring meetings, gatherings, or events consisting *principally* of Lakes of Jacaranda members. Reference Item 3, below

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. 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.

2. The Lakes of Jacaranda clubhouse may be used for Board of Directors meeting and meetings of Board approved committees that pertain to the operation and administration of The Lakes of Jacaranda Homeowner Association, Lake of the Woods of Jacaranda Homeowner Association (Master Association), Grassy Oaks II and III Maintenance Free Association, and Grassy Oaks Association. Priority will be given to regular scheduled meetings of the Board of Directors meeting and meetings of Board approved committees. 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 or groups consisting *principally* of Lakes of Jacaranda members including Grassy Oaks special assessment members. Homeowners of Lake of the Woods of Jacaranda may belong to such clubs provided the organizer and key holder of the club is a resident of LOJ. Examples of these types of activities would include, but not limited to, Friday night social, garden club, book club, coffee club, card games and sewing club.

Sign-in sheets **may be** required for all recurring meetings, gatherings, or events. The person in charge of the recurring event must fill in and sign the sheet; that individual will be issued and is responsible for the clubhouse key. A list of LOJ members who will be attending the recurring events must be included on the master sheet for the activity. It is recognized that this list will change from week to week; it need not be updated for each event but should be brought up to date quarterly. Guests of Lakes of Jacaranda homeowners are permitted to attend these functions as long as there is room in the clubhouse and it is not to the exclusion of any other Lakes of Jacaranda Homeowner.

4. **SMOKING IS PROHIBITED INSIDE THE CLUBHOUSE.** Please use proper receptacles outdoors in the pool or tennis courts area for discarding ashes and cigarette butts.
5. Exceptions to these rules may be approved by the Board of Directors on a case-by-case basis. Prior notice to the Board of not less than thirty (30) days shall be required for consideration of such exception. Requests for such meetings shall be made by the organizer of the meeting who shall accept responsibility for the condition of the clubhouse.
6. Clubhouse hours are from 7:00 a.m. until Midnight. Pool hours are from dawn until 10:00 p.m., unless the sign is up that the Pool Is Closed.
7. Pool, pool area and tennis courts may not be reserved by anyone, group or organization without prior Board of Directors approval.

8. On the completion of any function, it is the responsibility of the reserving lot owner to perform the following check list to make certain the clubhouse is left in the condition it was found.
 - (a) All food and trash must be gathered in plastic bags and placed in trash receptacles **OUTSIDE THE BUILDING** on the side toward the tennis courts.
 - (b) The building is equipped with a thermostat. Follow the directions posted above the thermostat before leaving the building.
 - (c) Fans and lights must be turned off.
 - (d) All appliances, except the refrigerator, must be turned off.
 - (e) Doors and windows must be locked and the key returned to the property manager. Please double check bathroom doors and windows to make sure they are **LOCKED**.
 - (f) Set alarm as you exit.
9. The clubhouse, pool and tennis courts are in many respects an extension of your home and property. Please treat them that way. Please leave them in as good a condition as you found them.
10. Pool hours are from dawn until 10:00 p.m.

All persons using the pool, pool area, tennis courts and clubhouse do so at their own risk. The HOA will not be responsible for any personal injury sustained by residents, their family members and their guests. The HOA is not responsible for loss of personal property. All users are responsible to comply with all posted rules.

Each person using the pool or pool area is responsible for proper disposal of his or her own refuse. Resident is responsible for paying clean up expenses, repair costs and damages caused by resident, resident's family members and guests.

Glass or any kind of sharp objects are not allowed in the pool or pool deck.

No alcohol, food or drink is permitted at any time on the pool or pool deck.

No running or boisterous behavior is permitted in the pool or pool deck area. No profanity or obscene language is allowed.

Do not tamper with pool equipment. Surveillance equipment is onsite.

Proper swimming attire must be worn in the pool. All non-toilet trained persons are to wear waterproof pants (diapers prohibited). Swimmers with open wounds, infectious sores or cuts will not be permitted in the pool. No spitting, urinating or nasal secretions.

Swimmers are **NOT** permitted in the carpeted areas of the Clubhouse, and should not disturb any functions in the clubhouse.

Children twelve (12) years of age and under **MUST** be accompanied at all times by an adult. The Board of Directors considers an adult to be at least eighteen (18) years or older. If between the

ages of thirteen (13) and seventeen (17), another individual age thirteen (13) and above must be present at all times. Persons without swimming skills, regardless of age, are to be accompanied by a person with swimming safety skills.

No pool parties allowed.

11. The gate access key must be on your person and proper ID must be available upon request in the absence of a keycard. Jumping the fence is not allowed at any time. Keycard may not be loaned out or borrowed, and must be on your person.
12. There will be a \$50 replacement charge for loss or damaged gate keycard.
13. No pets are allowed in the clubhouse, in or around the pool or in the tennis court area.
14. **Absolutely no clubhouse or pool property shall be removed from their respective areas.**
15. If a lot owner or family member made use of the facilities for any activity that he or she charges or received any compensation of any kind, this will be considered a violation of the Clubhouse Rules, and the member will no longer be considered in good standing. The owner and family members may forfeit clubhouse privileges for up to a year.
16. All clubhouse rules are subject to change at the discretion of the Board of Directors.