

# The Lakes of Jacaranda, HOA, Inc.

## Clubhouse Rules – Revised August, 2012

Article XVI, Section 1, LOJ Covenants stipulate that the Recreation Facilities (swimming pool, clubhouse, and tennis courts) shall be for the sole and exclusive use of the members, tenants and residents, of the Subdivision and their guests.

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

1. The Lakes of Jacaranda (LOJ) clubhouse is for the personal use of members (residents of Lakes of Jacaranda including Grassy Oaks special assessment members and their guests). For example the facilities may be used for such activities as birthday, anniversary, and wedding parties, picnics, and other gatherings that are too large for the home. It is not for use by any organizations or by the general public for any purposes regardless of sponsorship. Only members in good standing may use the Clubhouse and its facilities.

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

A damage deposit of \$500 is required to reserve the Clubhouse for all private functions. The deposit shall be in the form of a check accompanying the reservation application made payable to The Lakes of Jacaranda Homeowners Association, Inc. In submitting a reservation request, the member agrees to reimburse the association for any and all damages incurred during the period of the reservation. The deposit shall be returned to the member following timely return of the key and inspection of the Clubhouse by the property manager to confirm that:

- The furniture is returned to its original location
- The facility is clean and free of debris
- There is no damage to the common property.

The members(s), with the property manager, should inspect the facilities prior to the date of the event to ensure that the clubhouse is not damaged or in disarray. Unreported damage may result in the reserving member(s) being held responsible for remediation.

Damage deposits are not required for:

- Lakes of Jacaranda community-wide social events, such as the holiday party or any other such gatherings where the attendees consists primarily of Lakes of Jacaranda members.
- Meetings of Board approved committees.
- Recurring meetings, gatherings, or events consisting principally of Lakes of Jacaranda members (reference Clubhouse Rule No. 3).

If there is damage to the facility, its contents or the common property, including, but not limited to appliances, furniture, fixtures, buildings, equipment, and landscaping, the cost of replacement or repair shall be deducted from the deposit. Should damage or loss exceed the deposit, the reserving member shall forfeit the damage deposit and must reimburse the Homeowners' association within 30 days of receipt of the bill. **If not received within the 30 days, items damaged or removed from the clubhouse will be replaced or repaired by the HOA and the reserving member will be billed for the repairs and/or the replacement costs.**

2. The Lakes of Jacaranda clubhouse may be used for Board of Directors meetings 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 special assessment members. Priority will be given to regularly scheduled Board of Directors meetings and meetings of Board approved committees. Clubhouse committee members and their chairperson must be members of Lakes of Jacaranda.

3. The clubhouse may 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 permissible activities include Friday night socials, the garden club, book club, card games, mah jongg and craft club.

Sign-in sheets will be required for all recurring meetings, gatherings, and events and will be used to verify compliance with clubhouse rules. To the extent practicable, at the time of application, the member reserving the facility must provide a list of LOJ members who will be attending the recurring events. It is recognized that lists will change from week to week; and 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. The member reserving the facility will be issued a clubhouse key and is responsible for safeguarding the key at all times. Such keys may not be reproduced under penalty of loss of privileges.

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. Requests for exceptions to clubhouse rules must be in writing and presented for Board of Director consideration not less than thirty (30) days prior to the event.

6. Clubhouse hours are from 7:00 a.m. until Midnight. Normal operating hours for the Pool are from dawn until 10:00 p.m., unless otherwise posted.

**7. The pool, pool area and tennis courts may not be reserved.**

8. Subsequent to the use of any recreational facility, the reserving member with the Property Manager must, as applicable, ensure that:

- All food and trash is gathered in plastic bags and placed in trash receptacles OUTSIDE THE BUILDING on the side toward the tennis courts.
- The thermostat is adjusted per the directions posted on the wall above it.
- All fans and lights are turned off.
- With the exception of the refrigerator, all appliances are turned off.
- All doors and windows including those inside and outside of the bathrooms are locked
- The alarm is set upon exiting the building, and
- the key is returned to the management company as agreed.

9. The clubhouse, pool and tennis courts must not be abused or treated in any manner that diminishes their serviceability or appearance.

10. The following general rules apply to all persons using recreational facilities:

- All persons using the pool, pool area, tennis courts and clubhouse:
  - do so at their own risk. The Homeowners Association will not be responsible for any loss of property or personal injury sustained by residents, their family members or guests.
  - must comply with all posted rules under penalty of loss of privileges
  - must properly dispose of his or her own refuse or pay clean up expenses
- Glass or any kind of sharp objects are not allowed in the pool or pool **wet** deck.
- No alcohol, food or drink is permitted at any time in the pool or on pool **wet** deck.
- No running or boisterous behavior is permitted in the pool or pool **wet** deck area. No profanity or obscene language is allowed.
- No tampering with pool or on-sight surveillance equipment.
- Proper swimming attire must be worn in the pool. **Diapered individuals must wear swim-safe diapers.** Swimmers with open wounds, infectious sores or cuts will not be permitted in the pool.
- No spitting, urinating or nasal secretions allowed in the pool.
- Swimmers are NOT permitted in the carpeted areas of the Clubhouse, and should not disturb any functions in the clubhouse.
- Children 12 years of age and under MUST be accompanied by an adult at all times. The Board of Directors considers an adult to be at least 18 years of age or older. Non-swimmers and persons between the ages of 13 and 17, must be accompanied by a proficient swimmer age **18** or older at all times.

**11. The gate access key (keycard) must remain on your person at all times to gain access to the pool area and tennis courts. Keycards are for the use of resident occupants including renters or family members. Otherwise keycards may not be loaned to anyone.**

12. There will be a \$50 replacement charge for loss or damaged gate keycard.

13. With the exception of service **or support** animals, 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 member 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 member 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.