

CASOLEIL CLUBHOUSE USE POLICY

1. PROPERTY

The Clubhouse property consists of the following:

- a. The living room
- b. The game room
- c. The fitness room
- d. The dining room
- e. The kitchen
- f. East office
- g. West office
- h. East restrooms
- i. West restrooms
- j. Firepit area
- k. North deck
- l. East deck
- m. Swimming pool¹
- n. Swimming pool deck
- o. Pool maintenance room

A drawing identifying these areas is attached.

2. USE

All of the above may be used by the Homeowners², except the pool maintenance room and both the East and West offices.

The total occupancy for the building is 90. The occupancy for the fitness room is limited to eight (8). Rental use, however, will be restricted to 30.

Any Homeowner using the above property must abide by all of the rules and restrictions in effect for those areas.

The Homeowners should all have access keys to the Clubhouse building and the pool gates.

The Homeowners may have a "Homeowners" event at the Clubhouse, not to exceed 90 occupants. Alcohol may be served at a "Homeowners only" event. Alcohol may not be served in the case of a rental, unless there is an insurance policy (see Rental below).

There is no smoking allowed anywhere in the Clubhouse.

¹ The specific rules for the swimming pool and swimming pool deck are contained in a separate policy document. If the pool is to be used by Homeowner Renter, the Homeowner Renter must agree to abide by the Swimming Pool Rules.

² A Homeowner who is delinquent in payment of the HOA dues may not use or rent the Clubhouse until the HOA dues and any late charges and costs are paid in full.

A Homeowner who wants to use any area of the Clubhouse, its decks, and/or pool for a gathering or event where the number of people (including Homeowner residents, family and other guests) totals more than 8, the Homeowner must contact the Clubhouse Committee and go through the reservation/rental procedure, including payment of deposit and fee. *See the Rental provisions below.*

The Clubhouse Committee will post a monthly calendar of all events scheduled for the Clubhouse on the bulletin board in the hall near the dining room.

3. HOURS

The Clubhouse itself may be used by any Homeowner in good standing. Any Homeowner-only events will be limited to the hours between 8 a.m. and 10 p.m. The rental use shall also be restricted to between 8 a.m. and 10 p.m. See other time restrictions under the rental guidelines below.

4. PARKING

There is never any parking allowed in the streets in the Casoleil community, including the circle drive in front of the Clubhouse. Homeowners may not park in guest parking, which includes the parking in front of the pool area. The exception would be a homeowner who has a handicap parking sticker may park in the handicap areas in front of the pool area.

5. RENTAL

a. Reservation

A copy of the Reservation Form is attached. Reservations will be accepted and reviewed by the Clubhouse Committee. Only a Homeowner in good standing may rent the Clubhouse. Reservations will be accepted on a "first come first served" basis. There will be only one rental use of the Clubhouse and facility at a time. The Committee will check the calendar and mark the calendar with the reservation. The check for the deposit will be held by the Committee and returned if the Clubhouse is the same as when rented. The use fee will be sent to the Management Company. If alcohol is to be served, the Homeowner/renter will provide a copy of the policy and the Committee will verify insurance coverage for the event.

A complete copy of these rules shall be attached to the Reservation Form and the Homeowner/renter shall acknowledge having read the rules and agree to compliance. The Homeowner/renter shall be responsible for compliance by the invitees. The Homeowner/renter shall be responsible for any damages resulting from misconduct by the Homeowner/renter or the misconduct of invitees, and shall hold the HOA harmless therefore.

The Homeowner/renter must personally be at the Clubhouse during the rental period and have a copy of the Reservation Form in his/her possession during the event.

b. Costs

The fee for rental of the Clubhouse will be \$50. The deposit shall be \$100. If the Committee determines that the Clubhouse is returned in the same condition as rented, the \$100 will be returned to the Homeowner/renter. If the Committee determines that the Clubhouse was not left clean or has suffered any damage, the Committee will notify the renter of the problem(s) and send a copy to Management. All or a portion of the \$100 deposit may be used to correct the problem(s).

c. Cancellations

The \$50 use/rental fee will be returned to the Homeowner/renter if a reservation is canceled more than 48 hours prior to the event. It will not be returned for a cancellation of less than 48 hours.

d. Rental Space

The only areas that may be rented to the exclusive use of the Homeowner/renter are the kitchen and dining room. The Homeowner/renter and guests may use other areas during the rental period, except the fitness room, offices and pool maintenance room. The use of areas other than the kitchen and dining room are not exclusive and any other Homeowner may use those same areas concurrently.

e. Use

The Homeowner/renter and guests may use the Rental Space for any legal purpose as long as the renter and guests are in compliance with the other rules of the Clubhouse and the community.

f. Hours

The Clubhouse may be rented during the hours 8:00 a.m. to 10:00 p.m. any day of the week. The rental period is limited to four (4) total hours. A separate Reservation Form together with deposit and fees are required for each rental day of the event.

g. Parking

As stated herein, neither the Homeowner/renter nor any guests of the Homeowner/renter may park on the streets in the Casoleil Community. The guests may park in the guest parking within the community. It is up to the Homeowner/renter to advise the invitees that vehicles parked on the street will be towed at the vehicle owner's expense.

h. Clubhouse Account

The Clubhouse Committee in association with the Management will track the fees collected for rental of the Clubhouse. Those fees collected shall be used to make repairs or purchase items for use at the Clubhouse as approved by the Board of Directors.