

SCOTTSBOROUGH TOWNHOMES HOMEOWNERS ASSOC.

GUIDELINES FOR CLUBHOUSE USE

1. The Clubhouse may be rented for private use by homeowners or their authorized tenants who are 21 years of age or over. (A person under age 21 who is the head of household may lease the room).

Authorization must be in writing and signed by unit owner of record.

2. To rent the room, monthly assessments must be paid current and the homeowner must be in good standing.
3. Reservations for private use may be made by contacting Shoreline Property Management at (831) 426-8013.
4. A Recreation Clubhouse Reservation Form must be completed and signed by the property owner and submitted to Shoreline Property Management with **two checks** made payable to Scottsborough Townhomes Homeowners Association. The first check, in the amount of \$25.00 for the rental fee; and a second check in the amount of \$75.00 as the cleaning/damage deposit. The Clubhouse carpet must be vacuumed after the event and all garbage removed from the area.

Any cleaning, garbage disposal or repairs necessary will be deducted from the security deposit. Any charges that exceed the deposit will be levied to the unit owner.

5. The interior of the Clubhouse may be decorated provided that these decorations do not require the use of nails, scotch tape, tacks or glue on walls, fixtures, or furniture.
6. Furniture may not be removed from the Clubhouse.
7. **Use of the pool or spa is NOT included when the Clubhouse is used for a private party or function/event.**
8. Maximum occupancy is thirty (30) persons.
9. Access to recreation areas is by key. The key to the pool gate will also access the rest rooms. A separate key is necessary for access to the Clubhouse. Keys will be signed out by Management no earlier than the week day prior to the event. Keys must be returned to Management on the day following the event.
10. Persons under the age of sixteen (16) must be accompanied by an adult resident.
11. Swim wear and bare feet are not permitted in the Clubhouse room.

12. Owners and/or Lessees will be held responsible for the actions and behavior of their guests.
13. Should damages be found to facilities, furniture or equipment, repair costs will be the responsibility of the authorized signer and/or property owner.
14. No excessive noise is permitted.
15. Foul or abusive language will not be tolerated in the Clubhouse Room.
16. Use hours and noise/nuisance controls will be strictly enforced.
17. No glass containers of any kind are permitted in the Clubhouse or pool fenced areas.
18. No smoking or alcoholic beverages are allowed in the pool area or clubhouse.
19. Radios and tape players must be played at low volumes at all times.
20. All refuse must be removed from the area. Do not deposit garbage from your event in the pool garbage can. All garbage must be removed from the area.

Any use of the Clubhouse by other than authorized owners/resident in good standing and their guest, will be considered trespassing and appropriate action will be taken.

Violations of these rules may be reported in writing to Scottsborough Townhomes Homeowners Association c/o Shoreline Property Management, 1100 Water Street, Suite 1A, Santa Cruz, CA 95062, and/or by calling the Management office at (831) 426-8013.

Individuals who violate these rules may be subject to penalties as outlined in the Association's CC&R's and will not be permitted to lease the facility for a period of two years.

*Adopted June 1992
Revised Oct 2002*

CLUBHOUSE RESERVATION FORM

DATE
RESERVED: _____

TIMES REQUESTED FOR USE: _____

NAME OF PERSON
MAKING RESERVATION: _____

OWNER OF UNIT: _____

ADDRESS: _____

RESIDENCE PHONE: _____

TYPE OF FUNCTION PLANNED: _____

NUMBER OF PEOPLE EXPECTED: _____ ADULTS: _____ CHILDREN _____

TYPE OF MUSIC (if any): _____

I/We, the undersigned homeowner(s), request the use of the Clubrooms and agree to obey the rules of the Homeowner's Association which I/We have read and the following terms and conditions for use of the facility:

TERMS AND CONDITIONS

No liquor is allowed within the pool complex area and clubhouse.

Smoking is prohibited.

The pool is **NOT** included in the Clubhouse rental. If any Homeowner, his/her agents, servants, employees or invitees use the pool or spa during the time of the rental, rental privileges of the Clubhouse will be suspended for a period of 2 years.

The facility shall be cleaned by the Homeowner after use including vacuuming the carpet, and returned to the association in the same condition as received. Any clean-up necessary will be paid by the Homeowner. All clean-up must take place immediately following the activity. All garbage must be removed from the area. Do not leave garbage in the pool area can.

The Homeowner is responsible for all persons using the facility during the period of Homeowner's use and shall hold the Association harmless from and defend the Association against any and

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