

POLICY

Number	011/2007
Effective Date	May 1, 2007
Revised Date	
Revised Number	
Approval Date	April 24, 2007

SUBJECT: Functions Involving Visitors and Guests

STATEMENT: The operation and control of the condominium property and the common elements is the responsibility of the Association. All unit owners are entitled to the quiet enjoyment of their unit and reasonable use of the common elements. When an owner, or group of owners, holds a function with a large number of visitors and guests, it is the desire of the Board to permit the function and also preserve the community security and the rights of the non-participating owners to use the common elements without unnecessary interference and inconvenience.

POLICY:

1. For private functions that will need exclusive use of the clubhouse, the request must be accompanied by a check, made payable to the Association, in the amount of \$50.00. as a deposit against potential cleaning charges. If the owner fails to properly clean up after the function, the Association may arrange to have the facility cleaned and charge the owner for the cleaning plus a \$15.00 fee to the Association. If the owner properly cleans up after the function, the \$50.00 deposit shall be returned. There is no rental fee charged to owners to hold functions in the clubhouse.
2. Certain dates shall be reserved for community functions at the clubhouse to which all residents, including renters, are invited. These dates include, but are not limited to November 11, Thanksgiving Day, second Sunday in December (Christmas Party), December 31, February 14, and March 17. The Social Committee, other volunteers or those designated by the Board shall plan and conduct the events. No deposit for community events shall be required. In case no event is planned three weeks prior to said dates, any unit owner may reserve the clubhouse for private functions. Alcoholic beverages may be brought by individuals who plan to consume them. No alcoholic beverages are to be sold or given as part of a package.
3. Permission is not necessary for a casual get together by residents if exclusive use of the clubhouse or other common property is not required.
4. The consent of the Board shall not be unreasonably withheld; however, the Board may impose reasonable conditions on the use of the condominium property to insure that non-participating owners are not reasonably hindered.
5. Non-participating owners shall be permitted to use the pool and restrooms in the clubhouse, even when a private function is approved by the Board.
6. In the event that an owner, or group of owners, hold a function the Association shall be held harmless and shall be released from any and all liability associated with any injuries, or death occurring as a result of carelessness or in appropriate activities an owner of guest of owner. Consumption of alcoholic beverages by minors on condominium property is strictly prohibited at all times.
7. The Board reserves the right to promulgate reasonable rules and regulations regarding the use of the common areas from time to time as required.

8. Any damage caused by an owner or their guests is the responsibility of the owner and the owner shall pay all costs associated with the repair of the same. If an owner is invoiced for the cost of repairs or replacement, the amount invoiced shall become an assessment and is collectible in accordance with the association and the Lighthouse Cove Condominium documents. The Association shall have lien rights as stated in the condominium documents related to collection of fees.