

Club Series of Seacliff – Clubhouse Bylaws

- I. The Clubhouse within the Club Series of Seacliff on the Greens shall be leased to residents/owners of The Club Series of Seacliff townhomes. Lessee must be a minimum age of twenty-one (21) years and in good standing (current and up-to-date on Homeowner Association dues).
- II. All conditions stated here-in have no connections with or control over adjoining areas such as, swimming pool and spa. The swimming pool and spa are not rented in conjunction with the clubhouse. There shall be no encroachment into the pool area to include decks, pool, or spa).
- III. **Owner as host:** The Seacliff on the Green owner/resident must be present at all times at the function for which the Clubhouse is rented and must be the primary host of the event. Owners/residents may not reserve the area on behalf of a third party.
- IV. **Pets: No pets of any kind (with the exception of certified and verifiable service animals)** are permitted in the clubhouse. Comfort animals or emotional support animals are not recognized service animals. Seeing-eye dogs are an example of certified, trained service animals.
- V. **Damage:** The Club Series homeowner will be responsible for the repair or replacement of any damage done to the Clubhouse, furniture, equipment, or window coverings. There shall be no furniture moved between floor levels. **Nothing may be taped to the windows, doors, or walls.**
- VI. **Alcoholic beverages:** Alcoholic beverages may not be served to minors or intoxicated persons in the Common Area. The host of any event where alcoholic beverages are served may be personally liable for any property damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in allowing any intoxicated guest or attendee to be served alcohol. Such liability may include harm to the intoxicated individual himself and also to total strangers involved in automobile accidents, etc. caused by that intoxicated individual.
- VII. No smoking is permitted in the clubhouse.
- VIII. A function/event may be terminated immediately by the Clubhouse Committee chairperson or by agreement of any two (2) committee members. The Clubhouse Committee has the right to change or alter any portion of these by-laws without prior notice.
- IX. **Not complying with any of these rules will cause your deposit to be forfeited and clubhouse-renting privileges terminated.**

X. RENTAL

- A. Rental fee is \$200 and \$500 security deposit.
- B. Business or commercial activities are not permitted in the Clubhouse.
- C. There will be no charges for The Club Series HOA functions (e.g. board meetings, committee meetings, Club Series social events, etc.)
- D. Private/individual events shall take precedence over general use.

XI. RESERVATIONS PROCEDURE

- A. The reservations coordinator within the Clubhouse Committee shall arrange and schedule all Clubhouse events.
- B. A Clubhouse Rental Contract shall be submitted to the reservations coordinator.
- C. The full rental amount and deposit are due at the time the contract is submitted. **Reservations are confirmed upon receipt of full rental amount.** Any additional fees (e.g. cleaning, guard service, etc.) are also due at this time.
- D. Lessee will meet with a Clubhouse Committee member just prior to scheduled event, at which time an inspection of premises will be performed and access key will be given. Keys will only be given to the renting homeowner or resident (no event planner/coordinator or attendee.)
- E. Lessee is responsible for general cleanup immediately after their scheduled event on the reserved date. Clean-up includes, but not limited to removing trash generated by event, putting away tables and chairs used, washing tablecloths if used, emptying refrigerator, removing balloons, signs and other paraphernalia, etc.
- F. A Clubhouse committee contracted company, will perform final cleaning.
- G. A Clubhouse committee member will inspect the clubhouse after each function. In the event damage or missing items are observed, lessee will be notified immediately and costs for replacement and/or repair will be deducted from Security Deposit. See below for security deposit procedure.

XII. SECURITY DEPOSIT

- A. Each individual leasing the Clubhouse is required to submit a **Security Deposit of five hundred dollars (\$500.00) with the rental contact.**
- B. **The security deposit may be used for, but not limited to, damage to furniture, appliances, building, gardens, violation of the smoking rule, excessive cleaning fee, other violations listed throughout this agreement and at the assessment of the clubhouse committee chairperson and/or board member.**
- C. In the event **Police are called** to the Clubhouse due to excessive after-hours noise or disturbance, **the security deposit will be forfeited.**
- D. Reservation deposit is completely refundable upon cancellation, thirty (30) days prior to scheduled event.
- E. Any unused portion of Security Deposit shall be refunded to lessee within seven (7) days of their event if there are no damages or rule violations.
- F. In the event Clubhouse damages exceed Security Deposit, the homeowner, shall pay all costs immediately upon submittal of proof of repair and or replacement

costs.

XIII. CLUBHOUSE HOURS

1. Sunday through Thursday - 9:00am to 10:00pm
2. **Friday and Saturday - 9:00am to 12:00 Midnight. Music must be turned off by 10:00 pm.**

XIV. QUANTITY OF PEOPLE:

The maximum number of occupants within the Clubhouse is 68.

XV. PARKING RULES

- A. Lessee is required to submit a list of all guests expected to the Security Gate Officer twenty-four (24) hours prior to the scheduled event.
- B. Guests may park on any designated guest spot and/or Cherryhill Drive.
- C. In the event that valet parking is required for an event, written approval must be obtained from the Clubhouse Committee.

XVI. VIII. NOISE LEVEL

- A. During the event, Clubhouse noise levels shall not interfere with the quiet enjoyment of **the Homeowners within the community.**
- B. If your event is going to utilize an **amplified sound system, you must give forty-eight (48) hours advanced notice to those homeowners in the immediate vicinity of the Clubhouse.**
- C. All applicable city and fire codes apply

XVII. USE OF POOL TABLES AND RELATED EQUIPMENT:

A. Minimum age to use the Pool Tables and equipment is sixteen (16). No exceptions. You will be fully responsible for your guests and any damage repair will be deducted from your five hundred dollar (\$500.00) deposit.

Approved by:

President, the Club Series of Seacliff, Homeowners Association

September 2019