

The Summit at Rock Creek
Homeowners Association, Inc.

Clubhouse Rules
(effective February 26, 2002)

1. **Private Use ONLY:**

1. The Clubhouse shall be for the exclusive use of residents of The Summit at Rock Creek Homeowners Association, Inc.
2. Guests may use the Clubhouse only at the invitation of and accompanied at all times by a resident. No more than four guests at any one time.
3. All residents who wish to use the Clubhouse for a private function, including but not limited to parties and private club meetings, must schedule such use as described below.
4. No public meetings of any type may be held in the Clubhouse.

2. **Access:**

1. One (1) key/key card for access to the Clubhouse and swimming pool will be issued per Unit and shall at all times be in the possession of the resident to whose Unit such key/key card was issued.
2. Replacement fee for lost key/key card is \$75.00.
3. Duplication of Clubhouse key/key card is expressly prohibited. Any Unit which is found to be in possession of more than one key/key card shall be deemed to have forfeited rights to use of the Clubhouse and swimming pool.
4. The Clubhouse shall be locked at all times when not in use. You may be charged a false alarm fee, if the authorities are called to the clubhouse and no cause for action is determined.

3. **Private Functions:**

1. Residents may schedule the Clubhouse for private functions on a first-come, first-serve basis by providing the management company with a written request containing at least the following information:

1. Date and time requested, including time for set up and clean up;
 2. Type of function;
 3. Whether food and/or drinks will be served;
 4. Whether alcohol will be served; and
 5. Name of resident to be present at all times during function.
2. When scheduling is confirmed, the resident shall execute a rental agreement for use of the Clubhouse for the private function.
 3. A non-refundable use fee of \$50.00 shall be paid for each private function at the time of scheduling such function.
 4. A refundable damage deposit of \$250.00 shall be paid no later than fourteen (14) days in advance of the scheduled function.
 5. Private functions at the Clubhouse do not include exclusive use of the swimming pool or exercise room and equipment.
 6. All private functions in the Clubhouse must end by 12:00 Midnight.
 7. Guests attending private functions may park directly in front of the Clubhouse or on public streets, but not otherwise within the Community.
4. **General Rules:**
1. No smoking or use of tobacco products is allowed in the Clubhouse, swimming pool areas, or on Common Elements immediately adjacent to the Clubhouse.
 2. No equipment, furnishings, decorative items, furniture, appliances, etc., shall be removed from the Clubhouse for any reason unless specifically authorized by the Board of Directors.
 3. The Association may suspend or revoke privileges to owners or their tenants For violation of the rules, damages or fees not paid.