

Clubhouse at Saddlebrook

Rules and Regulations

The clubhouse will serve as a focal point for the Saddlebrook community and its various activities. The clubhouse will provide a unique opportunity for residents to gather both formally for planned events and informally for impromptu enjoyment. Through this type of interaction the sense of community that exists at Saddlebrook will continue to grow.

Use of the clubhouse:

The clubhouse and its various facilities are for the use of the community residents, their families, and their guests. Residents are encouraged to utilize the clubhouse at any time during scheduled hours for informal gatherings or socializing.

Residents 17 years of age and under are only allowed in the clubhouse when accompanied and supervised by a parent or other designated adult resident who is directly responsible for them.

Shoes and proper attire must be worn in the clubhouse at all times.

Pets are not allowed in the clubhouse, except for those designated as service animals.

Management may use the clubhouse for any purpose.

If an owner/renter is delinquent on association dues, rent, or payments, Management will inactivate their keycard until the account is current.

Reservations:

All reservation for personal use of the facility shall be coordinated through the Management Office at 354-1961.

The person making the reservation must be at least 21 years old and must be present during the reserved time. Priority scheduling will be given to residents who may schedule as far in advance as six months. Non-residents may not schedule more than six weeks in advance in order to give priority to residents.

Residents:

We encourage the daily, informal use of the clubhouse. Residents may also reserve a room for private entertaining such as parties for birthdays, graduations, anniversaries, retirements, holiday family gatherings, baptisms, first communions, wedding showers, baby showers, wedding receptions, and other special occasions at no charge. The function must be for the resident or immediate family and the resident must be present at all times. A reservation form stating the date, time and purpose of the reservation must be completed.

Management will not provide set up, service, clean up or tear down, and the facility must be left in the same condition it was received.

The homeowner resident will be held responsible for any and all damages to the facility.

Non-Residents:

Non-residents may request the use of a room, contingent upon approval by Community Management, by completing a reservation form that documents the date, time and purpose of the reservation. The room may be used by non-profit or social groups at no charge. Business or for-profit groups will be charged \$250 for up to 4 hours and \$100 for each additional hour. The payment for the use of the facility must be submitted directly to the Community Manager prior to the event. Management will not provide set up, service, clean up or tear down and the facility must be left in the same condition it was received. The person reserving the room will be held responsible for any and all damages to the facility.

Hours of use:

The clubhouse front doors will automatically unlock every day at 7 a.m. and lock at 9 p.m. If a resident is inside when the doors lock, they will be able to exit; however, no one will be able to enter. The regular daily clubhouse hours are also posted in the clubhouse.

The regularly scheduled business hours of Community Management will be Monday-Friday, 8 a.m. to 5 p.m (AM Management office).

The facility can be available during non-scheduled hours by making advanced arrangements with Community Management at 354-1961.

Fitness Center: This room will be available for residents, free of charge. The hours are from 5 a.m. to 12 a.m. every day. To ensure the safety of our residents, please follow the posted emergency procedures if a resident becomes ill or injured. It is highly recommended that residents also utilize the room in pairs in case of an emergency. It is also recommended that residents consult their physician prior to beginning any exercise program.

As an unsupervised room, the owner of the facility is not responsible for any personal injury resulting from the use of the exercise room

No one under the age of 18 will be allowed to utilize the facility without adult supervision at all times.

The equipment should be wiped down by the resident after each use and the lights and TV should also be shut off if you are the last person to exit.

Media Room: Residents will have use of the copy machine and fax machine for local, incidental use. Computers with Internet access will be available for resident use. Priority for all equipment will be given on a first come, first serve basis.

Use of the computers will be limited to **two hours**.

The computer is intended for educational and recreational use. All standards of moral and ethical use should apply including absolutely no downloading of socially unacceptable materials.

Paper for the copy machine, fax machine and printers is not provided by management.

Billiards Room:

This room includes a billiards table, cues, billiard balls and cue chalk for the use of that pool table only.

This facility is intended to be left in the same condition it was found.

All accessories are provided by Management and are to be used only in this room.

Basement:

This room is to be used **ONLY** in a weather emergency.

No parties of any kind are to be held in the basement.

Key card access may be denied to those found using the basement.

Events Calendar:

A calendar will be posted on the bulletin boards listing all the activities for the month at the Clubhouse. Special announcements will be posted when necessary. We invite you to actively participate in these activities and we welcome your ideas for additional activities.

General:

Management will not be responsible for items left in the clubhouse. The clubhouse management does not take responsibility for returning items to the rightful owners.

Residents will be responsible for damages caused by themselves and their guests.

Stealing or maliciously damaging the building or equipment shall be considered to be just cause to initiate legal proceedings for eviction of said persons and their guests, and prosecution to the fullest extent of the law.

The use of such equipment and facilities is at the express risk of the user, who will be held responsible for all damages and breakage resulting from negligence, misuse or abuse.

The clubhouse is a smoke-free facility.

The clubhouse hours may be extended with prior approval of Management. Should an event require a building attendant to be present, the person reserving the room will be responsible for paying an hourly fee for hours beyond the normal clubhouse hours.

Party activities must remain within the served area and are not allowed in other areas of the clubhouse.

All clean-up must be performed immediately after the function.

There are several items available to use in the kitchen. Please be sure to clean up after using the kitchen and dispose of garbage in the proper area. The items in the drawers and cupboards of the kitchen are for all residents to use and share.

The refrigerator is to be cleaned of all items that were brought to your function. Management will dispose of these items if they are left.

Alcoholic beverages are not permitted on the clubhouse premises, except during certain planned social activities. No alcoholic beverages may be served to anyone under the legal drinking age.

No gambling activities are sanctioned except those permitted by law and/or restricted to non-profit service organizations properly licensed by state or local authorities.

The use of amplifying systems to convey live or recorded music must be kept at a minimum level in consideration of residents living near the clubhouse and must have prior approval by Management. Local city ordinances supersede this courtesy requirement.

The Exit door that connects to the Fitness Center is to only be used in an emergency. It is not a pass-through.

The clubhouse is part of your community. Please help us make it an enjoyable place for everyone. If you see inappropriate behavior, please report it and take ownership in the protection of the facility.

Access may be denied or temporarily inactive if a party has caused damage or has been found to be in violation with any of the above stated guidelines.

Management reserves the right to change the Clubhouse Rules and Regulations at any time. Community Management will provide written notice of these changes by posting them and having them readily available at the Clubhouse.