

12th Floor Usage Rules & Regulations

The 12th floor, including the deck, is an amenity for the benefit of all residents. Please respect your neighbors and all amenities. Follow these rules & regulations.

GENERAL USE OF 12TH FLOOR

Availability of areas

Common 12th floor areas are available to all residents except when those areas are rented. (See rental policy below).

The party room is available 7 days a week from 9:00 am to 6:00 pm during non-reserved times.

The library is available 7 days a week from 9:00 am to 10 pm during non-reserved times.

The non-rental areas of the deck are available at all times.

The exercise room is available only to residents who have signed a liability release.

Maximum capacity for each area is defined in attached Lanai Roof Level Floor Plan.

Residents are responsible for

- being present when hosting guests
- conduct of guests
- directing guests to appropriate location and ensuring exit of guests
- leaving all rental areas, furniture & equipment in same condition as before their event
- any damage or stolen property
- reserving your space when expecting more than 7 guests

Rules

Volume of noise must be within limits set by city noise ordinance where applicable. Music & noise is not to exceed a volume level that would be a disturbance to building residents and neighboring buildings. In the event of a significant disturbance, residents are advised to first contact the building manager. Any home owner, tenant or the building manager has the right to call the police and be willing to sign a complaint.

On the deck, smoking is only allowed at least 15 ft. from all doors in accordance with local & state regulations

No pets allowed on 12th floor indoors or outdoors.

No objects may be thrown or dropped from the deck.

No food or drinks permitted on pool table.

No cooking or fires are allowed on 12th floor deck.

No fires in party room fireplace

No glass containers on deck

Upon leaving all rooms:

- Check for damage, fire hazards
- Turn off lights
- Adjust heat
- Close curtains
- Lock all sliding doors

Please respect the privacy of rented areas. Do not disturb their activities.

The Party and Library are reserved for association use on the following dates: July 4th, Christmas Eve and Day, and New Year's Eve and Day.

Should any violation of the rules occur, the Board of Managers has the right to limit or cancel future usage by the person who has violated the rules.

RENTAL POLICY

Private rentals are allowed in the party room and its contiguous deck areas to the outer rails and in the library. Coordinate and cooperate with same day renters. Please see rental agreement form for specific fees and hours.

Reservations must be made with the building manager, require verification that Association dues are current, and must be completed and returned to the manager at least 4 days prior to use.

Non-owners must provide written permission from their unit owner to rent 12th floor common areas.

Two separate checks are required: (1) rental fee and (2) security/cleaning deposit of \$300 to be refunded upon satisfactory inspection. Time of inspection must be designated on rental contract.

Renters are responsible to arrange room inspection after the event with the manager.

Renters must comply with cleanup checklist

Manager will post the date of rental in the elevator and on 2nd floor bulletin board no less than 4 days prior to the event. Renter will arrange access to rented area with manager.

HOA reserves the right to grant or deny rental of its facilities based on frequency of use and history of following rental rules & regulations.