

SHAVANO OAKS TOWNHOMES ASSOCIATION, INC.

CLUBHOUSE RULES

1. The Clubhouse is available for social affairs when reserved by a resident of Shavano Oaks. For a reservation to be considered, all monthly dues of the resident must be current.
2. **NO** other person, group or business may use the facilities under any circumstances for any reason. Exception is made for those events planned for the entire membership of the Shavano Oaks Townhomes Association, Inc. (i.e. membership meetings, social affairs, etc.).
3. The Clubhouse is not to be used by a resident of Shavano Oaks or by any other person, group or business to promote or advertise a business of any concern.
4. The Clubhouse may not be used for political meetings.
5. The resident of Shavano Oaks hosting any social affair must be present at all times the Clubhouse is in use.
6. Invitations to social affairs at the Clubhouse must be made individually by the resident hosting the affair. Such invitations may never be printed in a newspaper, bulletin or any other mass media. Any such publicity will result in cancellation of the reservation of the Clubhouse held by the resident hosting such affair. An exception is made for events planned for the entire membership of Shavano Oaks Townhomes Association, Inc. (i.e. membership meeting, social affairs, etc.).
7. The resident hosting a social affair is responsible for cleaning and securing of the Clubhouse, equipment, furniture, etc. after a social affair has ended. Responsibility for clean-up of the Clubhouse and damages to Association property rests solely with the resident reserving the Clubhouse for the social affair.
8. Reservation of the Clubhouse includes the use of the Clubhouse and the adjoining covered patio. Under **NO** circumstances will the reservation of the Clubhouse include the use of the swimming pool.

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9. The rental cost of the Clubhouse is \$50.00. This amount is due from the resident at time of reservation and is non-refundable for any circumstance.

10. A security deposit of \$100.00 is due from the resident at the time the reservation. This deposit will be held as a surety for the proper clean-up of the Clubhouse and for the repair and replacement of property damages/losses. In the event the Clubhouse is not cleaned to the satisfaction of the Board of Directors of Shavano Oaks Townhomes Association, Inc. or Association property is damaged or lost, a penalty of \$50.00 will be assessed the resident and the portion of the security deposit reflecting the costs incurred by the Association for clean-up, repair and replacement will not be returned to the resident. In addition, any costs incurred by the Association for cleaning of the Clubhouse and/or repair/replacement of Association property in excess of the security deposit amount of \$200.00 will be assessed the resident.

11. The number of guests for a social affair is limited to 25 when only the Clubhouse will be used and 50 when both the Clubhouse and adjoining covered patio will be used.

12. The Resident who rents the clubhouse must obtain the key from the Management Office. This ensures that all appropriate documents and guidelines are obtained by the renter prior to actually using the clubhouse. The clubhouse key must be returned to the Management office.

The renter should also obtain a temporary gate code from the management company to allow entry into the property.