

Springbrook Hill Owners Association - Clubhouse Use Policy

Date of Adoption: July 26, 2018 (ver. 1)

The Clubhouse is for the use of the Springbrook community. However, these rules and regulations apply because of inevitable scheduling conflicts and the need to maintain and protect the property. The Executive Board is responsible for establishing policy governing the use of the Clubhouse and is the ultimate arbiter for interpretation and application of these rules and regulations.

Rules and Regulations

- General use is available on a first-come, first-served basis. This means if you show up at the Clubhouse and discover someone already using it, you must yield to them. Please try to plan your use so that it accommodates others. Doing this maximizes the usefulness of the facility.
- Use of the Clubhouse by all Springbrook residents and their guests is encouraged. “The Clubhouse” as delineated here includes the building and its surrounding recreational facilities such as the playground, tennis court, and basketball court.
- All use must protect the property and its contents from damage. The Clubhouse must always remain in good condition so that others may use it at any time. Please leave it safe and neat out of consideration for others so they may enjoy using it as much as you do.
- Children: Children under 17 must be supervised by a responsible adult. Any adult present can limit children’s behavior to ensure their safety and to protect the premises.
- Pets: Dogs are allowed if they are quiet and restrained. They are not allowed on furniture and they must behave.
- Controls: Heating and/or air conditioning controls are not to be touched.
- Trash: All recyclables and perishable trash must be disposed of properly.
- Tennis Court: The tennis court is for tennis/pickleball use only. No other activities of any kind are allowed on this court without permission.
- Basketball Court: The basketball court may be used for general purposes and play so long as no features are harmed or damaged. No one may adjust the height of the basketball hoops.

The Executive Board reserves the right to bar anyone from use of the Clubhouse at any time if their presence is likely to foster conflict with others, cause harm to themselves, or cause damage to the property. Any Board member, or their authorized representative, can make such a judgement at any time when present at the Clubhouse.

- Reserved Use

- All reservations must be made through the property manager.
- Previously scheduled and announced use takes priority over drop-in use. This includes Association meetings and events, such as Board, Committee, and Annual meetings.
- The Executive Board is responsible for determining appropriate use of the facility, scheduling, and announcing regular and/or exclusive use of the Clubhouse.

- One-Time Events

- Exclusive use of the Clubhouse comes with a fee.
- Exclusive use can be requested by any Springbrook resident by reserving time for an event at least 3 days ahead of schedule. However, the unit owner is the actual legal sponsor of the event.
- Reservations can be made in time blocks with a 1 hour minimum. Specific times must be given at the time of reservation. The resident or owner who reserved the time must be present at the event.
- Fee Schedule: Fees for reserved time are \$25 per hour, not to exceed \$200 per day. Additional fees may be added if clean-up and repair is beyond normal use.
- Rental fees must be paid in advance. Additional fees, if required after the event, must be paid within 60 days or they will be billed to the sponsor.

- Recurring Use

- Resident/Owner-Led Interest Groups

- This category includes such groups as owner and/or resident special interest groups, e.g., craft group, men's group, and TGIF.
- A regular block of time may be reserved by an owner and/or resident. The unit owner will be the legal sponsor.
- The Executive Board reserves the right to periodically review and determine whether the use will be considered exclusive and whether fees will apply.

- Organizations

- Outside organizations may schedule use of the Clubhouse if at least one of their members is a resident or owner.
- Rental fees and exclusive use will be determined and periodically reviewed by the Board.