

THE RETREAT AT SEABRANCH

MULTI-PURPOSE ROOM RULES AND REGULATIONS

The following information is to acquaint each resident of THE RETREAT with his/her obligations, while using THE RETREAT Multi-Purpose Room. The intent is to be fair to all residents and to provide a facility where people can go to enjoy themselves.

GENERAL USE: The Village Center Multi-Purpose Room is to be used only by the residents of THE RETREAT. Capital Realty Advisors will be responsible for taking reservations for the use of the facilities. A deposit will be required for private parties. Residents using the Multi-Purpose Room are responsible for leaving the facilities clean after use. The Multi-Purpose Room tables, chairs, or common equipment of any kind shall not be removed from the premises. No radios, CD players, or tape decks are allowed in the Multi-Purpose Room, unless they are used during a supervised recreation activity or private rental. No skateboards, in-line skates or roller skates are allowed in the Multi-Purpose Room. All bicycles are to be parked in the bike rack area. All exits are to be kept free of clutter for safety reasons.

HOURS: The Multi-Purpose Room hours are from 8:00AM to 10:00PM Monday through Sunday. The minimum rental period is 4 hours, plus additional 2 hours for setup and 2 hours for clean up on the day of the function. If the affair is being catered, all deliveries and pick up of chairs, tables and food must be made on the day of the affair or BEFORE 9:00AM of the following day. The maximum rental period is 8 hours. Residents of THE RETREAT can reserve the Multi-Purpose Room on any time during the week; and on any Saturday or Sunday on the weekends, but not on both days of the weekend.

ATTIRE: Shoes and shirts must be worn in the Multi-Purpose Room. Bathing suits are **not** permitted in the Multi-Purpose Room.

CHILDREN: Children under twelve (12) years of age **MUST** be accompanied by an adult while using the Multi-Purpose Room and all amenities.

ALCOHOL: Alcoholic beverages are **NOT** allowed in the Multi-Purpose Room, **except** during Association planned, permitted, and supervised recreational activities or during private rentals. Drinks of any kind are not permitted to be served or consumed in the pool area.

FOOD: Food is not to be served or consumed in the pool area.

SMOKING: Smoking is **not** allowed in the Multi-Purpose Room.

CONDUCT: Abuse of the Multi-Purpose Room amenities may constitute grounds for immediate restriction of the use of the facilities. Owners and tenants are liable for the cost of repair resulting from damage caused indirectly or directly by themselves and/or their guests to any amenities at the Multi-Purpose Room, collection of which, will be the same as a past due assessment. The Board of Directors of the Association has the right to suspend the use of privileges of any owner for any violation of these Rules and Regulations.

The Multi-Purpose Room may be used for organized community events, private parties, or weddings/receptions; however, there will be no commercial functions.

AVAILABILITY CRITERIA: Reservations will be made through the Association's community manager and will be made on a first come, first serve basis. **RESERVATIONS ARE AVAILABLE TO RETREAT RESIDENTS ONLY**, and must be made not less than 30 days in advance. Residents need to complete an application form, sign a waiver, pay a rental fee and security deposit **AND BE IN ATTENDANCE AT THE FUNCTION.**

Applicant Initials: _____

The Multi-Purpose Room will **NOT** be available for private parties on the following days:

New Year's Eve

Labor Day

Hanukkah

New Year's Day

Memorial Day

Christmas Eve

Easter

Halloween

Christmas Day

Independence Day

Thanksgiving Day

CATERERS: The Association must be provided with a copy of the caterer's license and insurance.

RENTAL APPLICATION: The resident desiring to rent the Multi-Purpose Room shall apply in writing utilizing the Association's Application Form and be in attendance at the function. The request must be signed by a bona fide owner of THE RETREAT, and adequate evidence of residency status may be requested to support the request.

RESPONSIBILITY: Any resident who leases the Multi-Purpose Room is responsible for setting up and arranging the room for his/her function, which includes setting up tables and chairs and returning such property, facilities or equipment in the same condition as when it was rented or loaned to them.

CANCELLATION: Cancellation of an application may be initiated by either the applicant, the Association's Board of Directors, or the Association Manager.

LIABILITY: No high risk activities, as determined by the Association or its Manager, will be allowed to be conducted in the Multi-Purpose Room or on any common property or facilities. The liability for any personal injury and/or property damage resulting from improper or unauthorized use of the Multi-Purpose Room, or any property, facilities, or equipment by any resident or his/her guests is the responsibility of the resident applicant to whom the application was issued. The resident applicant is responsible for all guests complying with these Rules and Regulations.

RENTAL FEES:
Category I No Charge
Category II No Charge (4 hours maximum)
Category III Nonrefundable Rental fee of \$150.00

Category I: Association sponsored recreational/community activities authorized by the Board of Directors or Association Manager.

Category II: Any resident-sponsored group using the facilities for meetings, etc. In order to be defined under this category, the group must consist of at least fifty-one percent (51%) residents of THE RETREAT.

Category III: Any resident sponsored private group, private organization or private meeting using the facilities for parties, dinners, or special functions. Wedding parties may only be scheduled for marriages or wedding receptions of a bona fide resident of THE RETREAT for their children.

I have read and understand the above Rules & Regulations and will abide by them.

Applicant Signature: _____ Date: _____

Address: _____ Phone(s): _____

Applicant Initials: _____