

BRIDLE RIDGE CLUBHOUSE RENTAL RULES, REGULATIONS, AND CONTRACT

The Bridle Ridge Clubhouse is available for the enjoyment of Bridle Ridge Homeowners for private social functions, organized recreational activities and Bridle Ridge Homeowners Association (hereinafter referred to as the Association) Business Meetings. Use of the Clubhouse by Homeowners and their guests is subject to the following Rules & Regulations, which shall be enforced by the Association.

1. The Clubhouse is available to eligible Bridle Ridge homeowners (21 years or older) for private parties or functions on authorized days or evenings, provided that it does not interfere with the normal operation of the Clubhouse or with the services regularly available to all homeowners. To be eligible for reservation and use of the Clubhouse, a homeowner must be current in the payment of all assessments and charges owed to the Association. The homeowner must not be in violation of the Declaration of Covenants, Restrictions and Easements for Bridle Ridge, or the First Amendment to the Bylaws of Bridle Ridge Property Owners' Association.
2. Except with written approval (from the Clubhouse Committee), the Clubhouse Hours of Operation shall be from **11:00 a.m. until 11 p.m. Sunday through Saturday**. The clubhouse must be vacated by 12:00 a.m., midnight.
3. **Confirmed reservations ARE REQUIRED** to obtain the use of the Clubhouse **for ALL FUNCTIONS**, i.e., neighborhood meetings, social functions, private parties and tennis functions and are taken on a first-come, first-served basis. Reservations can be made by registering with Clubhouse Chairperson. **NO VERBAL HOLDS** will be accepted.
4. There are two clubhouse rooms - the 'Upper Level' and 'Lower Level'. The Lower Level is intended for meetings for qualified community groups and provided free of charge for those groups. The Upper Level is intended for private social functions. Neither the Upper Level nor the Lower Level can be rented and used for "for profit functions".
5. There is a \$50 dollar Usage Fee and a refundable security deposit of \$100 dollars for Upper Level (paid in two separate checks at time of Reservation Request). And a \$50 dollar refundable security deposit for the Lower Level. The deposit will be returned upon inspection of the inside and outside of the facility reserved facility and there is no damage, no missing items, the area was left in an orderly and clean condition, including without limitation to the kitchen, and all furniture, and that all regulations were observed. If there is any cost for repair of any damage occurring at or in connection with the reservation exceeds the deposit, the excess costs will constitute an assessment against the homeowner under the Covenants and the homeowner will pay the Association such excess costs, plus collection costs and charges authorized under the Covenants, within 10 days of the Association's issuance of written notice of the damage and charges.
6. Homeowner's who cancel their reservation less than 72 hours prior to the day of the event will forfeit their refundable security deposit and Usage Fee.
7. The homeowner who reserves the Clubhouse assumes full responsibility for the conduct of his or her guests. The homeowner making the reservation is responsible for any damage, including any damage caused by party décor. The homeowner making the reservation shall be present at the Clubhouse at all times during the function.
8. Party Decorations must be displayed in a manner NOT TO damage the facility wall, fixtures and furnishings. No Tape!!! No Tacks!!!
9. The homeowner will be responsible for returning all furniture to its original position, removal and disposal of all decorations, inside and out as well as removal of all trash to the cans located outside. Balloons and strings must not be left in the Clubhouse.
10. **Appropriate attire is required; bathing suits are prohibited in the Upper Level.**

11. Rental of the Upper Level does not include the use of the pool. Pool parties are not permitted and wet swimsuits from general pool usage are not permitted in the Upper Level. **The \$100 security deposit will be forfeited for this violation.**
12. **Pets are not permitted inside the Clubhouse.**
13. **SMOKING is not permitted in the Clubhouse.**
14. **Use of grills – Personal grill(s) are not permitted on the Upper Level deck. Any grills must be approved by the Clubhouse Committee 72 hours prior to the Event and must be operated where designated.**
15. **No open flames shall be used in or around the perimeter of the Club House in the form of a decoration.** Open flames shall only be allowed for ceremonies (the lighting of a candle as a symbol in a ceremony), birthday cakes and chafing dishes. **Extreme caution should be given by the Renter/Residents if an open flame is used at their function.**
16. The Homeowner is responsible for noise control of guests and agrees to vacate the premises by midnight with all shutdown procedures completed. Volume from any music/PA systems setup outside must be kept at a low level so as not to disturb neighbors bordering the Common Area. All such music/PA activity must end no later than 11:00 PM
NO EXCEPTIONS Forsyth County Noise Ordinance Sec. 34-153 will be followed, which states: *Sec. 34-153. Enumeration of prohibited noise. The following acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of this article; but this enumeration shall not be deemed to be exclusive: (1) Radios, phonographs, cassette and compact disc players, musical instruments. The using, operating or permitting to be played, used or operated, of any radio receiving set, musical instrument, phonograph or other machine or device for the producing or reproducing of sound in a manner as to disturb the peace, quiet and comfort of the neighboring inhabitants or at any time with louder volume than is reasonably necessary for convenient hearing for the person who is in the room, vehicle or chamber in which this machine or device is operated and who is a voluntary listener thereto is prohibited. The operation of the set, instrument, phonograph, or other machine or device, between the hours of 11:00 p. m. and 7:00 a. m. in such a manner as to be plainly audible at a distance of 50 feet from the building, structure, or vehicle in which it is located shall be prima facie evidence of a violation of this paragraph.*
17. Vandalism will not be tolerated. Homeowners are liable to Bridle Ridge for all costs and damages arising out of, or resulting from, the conduct of members and their guests.
18. An adult homeowner must accompany children at all times.
19. The homeowner, all guests, and invitees agree to fully indemnify and hold harmless, to the greatest extent permitted by law, the Association, its officers for all liability, claims, damages and injuries related to or resulting from, in any way, the reservation or use of the Clubhouse. The homeowner understands that any violation of these Clubhouse Rules, other Association rules or the Covenants shall be grounds for immediate termination of the right to use the Clubhouse and any function being held at the Clubhouse. Any such termination shall not waive or change the renter's obligations hereunder.
20. If alcoholic beverages are being served at the function, the Homeowner shall ensure that alcoholic beverages will: (I) not be sold at the function; (II) not be served or allowed to be provided to minors; and (III) will be provided to adults only in a responsible manner.
21. The HOA Board reserves the right to make any changes to the rules due to extenuating circumstances. ****Note:** Rental and Deposit fees are subject to change

ANY DEVIATION FROM, OR VIOLATION OF THE ABOVE GUIDELINES WILL RESULT IN YOUR DEPOSIT BEING WITHHELD.

We hope that each and every Resident will enjoy the beauty and convenience of our Neighborhood Residents' Clubhouse. But in order to keep the Residents' Clubhouse in acceptable order for Homeowners their family and guests along with prospective new residents we all must honor and respect the Guidelines set forth to maintain our investments.

Respectfully,

Clubhouse Committee

I understand the above rules and regulations and agree to this contract.

Homeowner Signature

Contact Information:

Cell # _____ Home # _____

Email _____

Date of Event: _____

Time Need for Setup/Move in: _____

Time of Event: _____

Event Description (i.e. Type of Event, # of Attendees, Music outside or live, Rental Furniture, Catered...):

The Club House Alarm shall be armed and all doors and windows shall be locked by the Resident/Renter when the Club House is not in use.

If Resident/Renter is found in violation of the above their Security Deposit in its entirety will not be returned!