



CLUBHOUSE RULES AND REGULATIONS

Access to all recreational facilities is governed by the Declaration of Protective Covenants for Berkeley Walk, as amended (the "Covenants"), and by any rules and regulations that may be promulgated by the Berkeley Walk Community Association (the "Association") under the provisions of the Covenants and the Association's Bylaws. For purposes of these Rules and Regulations, the term "Resident" shall include (1) any resident of property subject to the terms of the Covenants (this property is commonly known collectively as the Berkeley Walk Community) and (2) any resident of a home in the Berkeley Commons Community whose owner has exercised the right to use the Association's recreational facilities.

1. **The Clubhouse may only be reserved by adult (18 and older) Residents of property for which all fees due and payable to the Association have been paid in full.**
2. Use of the Clubhouse for all events except those sponsored by the Association is **by reservation only.**
3. The Association's designated representatives shall have the authority, whenever they deem necessary, to expel anyone at any time for misbehavior, interference with other's enjoyment of the clubhouse, use of abusive language, or apparent intoxication. Any individuals so expelled may not return to the clubhouse for the duration of the event. At the sole discretion of the Association, any individual expelled repeatedly may be barred from any further use of the Association's facilities.
4. Those wishing to reserve the Clubhouse are required to submit a *Clubhouse Application for Reservation Agreement* accompanied by the full amount of any use fees and deposits.
5. **The Resident reserving the Clubhouse, or another adult (over 18) member of the same household, must be present during Clubhouse use.**
6. **The Resident reserving the Clubhouse is responsible for the entire cost of any repairs, maintenance, and cleaning** that may be required to restore the Clubhouse to the condition it was in at the time the Clubhouse key was given to that Resident. If any deposit is not sufficient to cover these costs, the Association may take any and all actions permitted under the Covenants and any other right of law, including, but not limited to, assessments and liens.
7. **All events held at the Clubhouse must begin no earlier than 8:00 a.m. and end no later than 12:00 AM. There will be no exceptions.**
8. Music should not be so loud that it disturbs the neighbors residing near the Clubhouse. Loud music must cease at 10:30 PM.
9. Clubhouse furniture must remain inside the clubhouse at all times, except folding chairs and folding tables, which are permitted on the pool deck until the event is over, at which time they will be placed neatly inside the storage closet.
10. No paint, tape, or tacks are allowed on walls or ceilings.
11. **Gum, glass, chinaware, and items in breakable containers are not permitted in the pool area.**
12. A security guard must be present during the entirety of any event involving a group of thirty (30) or more with a majority of group members under the age of 25. Security guard information must be provided to the Association's designated representative prior to the event. All costs associated with the hiring and presence of the security guard are the responsibility of the person reserving the Clubhouse.
13. One adult (over 18) must be present for every five (5) persons when the age of the group averages less than 18 years.
14. Alcoholic beverages are permitted only on a "bring your own" basis during any event held at the Clubhouse, regardless of whether the event is sponsored by the Association or a Resident.
15. No alcoholic beverages are allowed for anyone under the age of twenty-one (21).
16. Items left at the Clubhouse after final walk-through inspection by the Association's designated representative become the property of the Berkeley Walk Community Association.
17. No bouncy houses/inflatable devices are allowed in or around the Clubhouse, parking area, or the pool.