

Sierra Landing Condo Assn. Community Center Rules and Regulations

You need to call Lisa Friel at: 301-468-8919 of the Management Company on the Wednesday before the party.

The following rules and regulations are for the protection and benefit of all to ensure of the Community Center and its facilities.

1. All persons using the Community Center and its facilities do so at their own sole responsibility. The person making the reservation is responsible for their guests. The owner/resident, on behalf of himself/herself and releases the Sierra Landing Condominium Association from any claims arising for the use of the Community Center. The owner/resident shall indemnify and hold harm free the Association for any and all damages and costs (including reasonable attorney fees which the Association incurs as a result of any claim being brought against it) for the use of the Community Center.
2. A \$200.00 Fee plus a \$250 Deposit applies for the rental of the Community Center,
3. The Community Center is only rented to Unit Owners or their Tenants who have provided Management Agent with a copy of a current lease. Renters must provide deposit in the form of a money order.
4. The Community Center may only be rented to those who are up-to-date in assessments, fines or fees due the S.L.C.A. Tenants who rent the Community Center may not do so if their landlord is delinquent, even if they are current in their rent.
5. The owner/resident who made the reservation shall be responsible for the actions of guests using the Community Center or its facilities. Any functions involving minors must be properly supervised by a minimum of one adult for every ten children using facilities. A child or minor is defined as being younger than 18 years old. No alcohol or beverages may be consumed by minors on the common areas or within the facility accordance with State Law.

Initial:

1. The person holding the reservation must be present in the Community Center during the function. Should it be necessary for the person to leave for a period not to exceed one-half hour, he/she will designate another adult present at the function to assume his/her obligations under the terms of the reservation agreement.

Initial:

2. The Sierra Landing Condominium Association will not be responsible for the lost or damage to any personal property of any kind of the owner/resident or their guests.
3. The Community Center may be reserved for up to eight hours at a time. Exceptions must be approved by the Board of Directors.
4. All guests must park at the end of the parking lot area, away from the Community Center.
5. No pets shall be allowed in the Community Center.
6. Smoking is not permitted in the Community Center building at any time. The Homeowner/resident must direct anyone who smokes to do so outdoors or on the patio, and to dispose of cigarette butts in appropriate receptacles.

Sierra Landing Condo Assn. Community Center Rules and Regulations

7. Due to fire regulations, no more than 85 people (including children) may attend a function held at the Community Center. If more than 85 people are present (indoors or outdoors) for any function, the event will be immediately shut down and everyone will be required to leave.
8. Guests may not be congregate in the parking lot or anywhere else on the grounds. People who are not in the Community Center, on the patio or playground will be asked to leave. If they do not leave, the event may be shut down and everyone will be asked to leave.
9. The patio and playground may be used by Community Center guests. Adult supervision of children on the playground is required at all times. Guests may use the patio provided. The noise level of people on the patio should not be disruptive to residents in nearby buildings. For safety reasons; the playground may not be used after dark.

Initial:

- 10. Parties/functions must end no later than 11:00 PM. The community center must be closed locked and dark no later than 11:59 PM. Failure to comply with this provision will result in a \$500 fine**

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11. The owner/resident who reserved the facility is responsible for returning the facilities and surrounding grounds to a clean and damage-free condition before the clean-up deadline. If the owner/resident does not do any of the following before the clean-up deadline, the following fees apply. The Owner will be fined for non compliance.
12. All activities shall remain at a noise level where no resident will be disturbed. All amplified music must be at a level where it cannot be heard inside another building. If police are summoned to the property due to noise complaints, the Board of Directors or designee will require that the event be ended immediately and everyone will be asked to leave. **A Fine of \$500.00 will be assessed if the noise exceeds the standards above or if the the police are summoned after 11pm.**

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13. Clean-up must be completed by 10:00 a.m. the following day or two hours prior next scheduled function, whichever occurs first.
14. All trash must be collected and placed in dumpsters in the parking lot before the clean up deadline. **Failure to do so will result in a \$250.00 fine.**

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15. The owner/resident will be responsible for any missing items and for any damage to the Community Center's furnishing such as stains on the furniture or carpet, damage to walls, bathrooms, etc. Any additional work required to restore the room and furnishings to their

Sierra Landing Condo Assn. Community Center Rules and Regulations

original condition will be billed to the owner/resident. If key to the Community Center is lost or stolen the owner/resident will be assessed the cost of a new lock installed by a locksmith.

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16. If the facility is noted to be damaged or unclean prior to using the room, the person who made the reservation must notify the Management Co. or a member of the BOD if not during business hours, before use, in order to avoid charges for the damages.

17. Return of the deposit, will be made upon completion of an inspection by a person designated by the Board of Directors, return of the Community Center Key, and deduction of fees as may applicable

18. Any summons or citation issued by the Police, Fire Marshall, or civil authority regarding any event held at the Community Center will be the responsibility of the person who reserved the C.C. Costs for answering a summons borne by the Condominium Association, including reasonable attorney's fees, will also be the responsibility of the person who reserved the C.C. or the owner of the unit where the person who reserved the C.C. lives, if the person who made the reservation is not a Sierra Landing unit owner.

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19. Those rules may be revised or additional rules established at any time as approved by the B.O.D.

I understand that failure to comply with the rules and regulations will result in fines being assessed to my unit.

Initial:

I understand that I am responsible for the conduct and behavior of all of the attendees of the event, irrespective if they are invited guests.

Initial:

I have read, understand and will abide by the above rules and regulations.

Name (Print)

Building/Unit

Signature

Date