

Use of the Clubhouse

1. Homeowners or bona fide renters who wish to use the Clubhouse for private parties or gatherings must complete a "Clubhouse Usage Agreement" which is available in the Clubhouse lobby or from the Management Company. Request for use of the Clubhouse should be submitted at least thirty (30) days prior to the date of the function. (See Appendix "A" , Procedure for Reserving the Clubhouse)
2. The Clubhouse is available for rent by Homeowners or tenants of Homeowners and their immediate families only. No business or fund raising events are permitted. The pool area and tennis courts are not part of the Clubhouse Usage Agreement.
3. The Clubhouse may not be used for parties or political fundraisers with the purpose of promotion of private and/or personal regular business, for example, Tupperware, Avon or other profit-making activities. The Clubhouse may not be used for events advertised in any media outside of the community.
4. Any guest of a Homeowner using the Clubhouse (or guests of an occupant who the Homeowner has permitted to use the Clubhouse) must be accompanied by the Homeowner or occupant.
5. Children under the age of sixteen are not permitted in the Clubhouse without an adult present. Children using the Clubhouse must be closely supervised at all times. No children under age 16 are permitted in the gym at any time.
6. The Homeowner is liable for any and all damage to the Clubhouse, common area, and Property of the Association, which shall be caused by the Homeowner or such other person for whose conduct he or she is legally responsible, including, but not limited to his or her tenant or guests.
7. Anyone using the Clubhouse or gym must return it to its original condition before leaving.
8. No pets are allowed in the Clubhouse.
9. Barbecuing is restricted to the brick patio along the west side of the Clubhouse.
10. No wet bathing suits or wet towels are permitted in the Clubhouse or the gym, only in the locker rooms.
11. The Clubhouse is a non-smoking area. In accordance with New York State Law, no smoking is permitted within 50 feet of the Clubhouse or in the pool are

12. FITNESS ACTIVITIES:

- a) Group activities or individual professional training within the confines of the gym or Clubhouse must receive prior approval by the HOA Board.
 - b) All residents, tenants of residents and their invited guests, must sign a Hold Harmless Activity Waiver form in advance of any group activity or individual professional trainer activity. (The form is available in the Coat Room of the Clubhouse.) The executed waiver form is to be completed and filed with the Management Company prior to commencing any such activity. (See Appendix "E", Hold Harmless Activity Waiver)
 - c) Only residents and tenants are allowed to use the gym. **No children under age 16 are permitted in the gym at any time.**
 - d) Anyone found deliberately misusing the equipment will be prohibited from further use of the gym and will be assessed for any and all damages.
13. As a reminder, and in order to promote the safety and enjoyment and maintain good order of the facilities for all users, use of the Clubhouse must not conflict with Article XI of the Declaration or Covenants, Restrictions, Easements, Charges and Liens of the Prospectus, captioned "Use of Property" "(d) no nuisances shall be allowed upon the property which is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents"; and "(q) no Homeowner shall make or permit any disturbing noises in any building or do or permit anything to be done therein which will interfere with the rights, comforts and conveniences of other homeowners".