

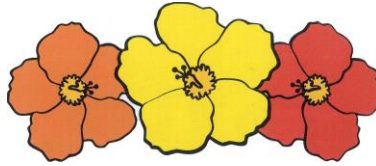
## **Avalon of Orange County Condominium Association, Inc.**

### **Clubhouse Rules**

1. The Clubhouse is open Monday through Friday from 9:00 am to 5:00pm.
2. Children under eighteen (18) must be accompanied by a resident adult when using the clubhouse or any other common amenities; this includes the fitness center, pools and community restrooms. No resident can take the responsibility of letting strangers into the Clubhouse at any time.

### **Clubhouse Reservation Rules**

1. The Clubhouse facilities are for the exclusive use of the Avalon of Orange County Condominium's residents for their private parties. During these activities, the resident(s) must be in attendance and serve as host and/or hostess. Reservations must be made with the office.
2. The maximum capacity of the Clubhouse is 25 persons, per the Condominium Documents. (Prospectus, page 7-Clubhouse Building area and capacity)
3. Parties scheduled for Sunday, Monday, Tuesday, Wednesday and Thursday must be over by 11pm. This time must include clean up time. Parties scheduled for Friday and Saturday must be over by 12:00 midnight. This time must include clean up time.
4. The Avalon resident (host/hostess) will be responsible for their guest's parking, while on property.
5. Party guests are not permitted to use the pool area.
6. A \$1,000.00 security deposit is required at the time reservations are made. The deposit will be refunded within fifteen (15) working days, if the following has been adhered to prior to lock up of the Clubhouse:
  - a. All trash and debris have been removed from the Clubhouse and taken to the dumpster.
  - b. A/C has been turned off.
  - c. All lights have been turned off inside the Clubhouse.
  - d. Furniture is intact with no damage.
  - e. No broken windows or damage to the building.
  - f. All food, decorations, supplies have been removed from Clubhouse.
  - g. The Clubhouse is completely clean. If a cleaning service is required the cost will be deducted from the deposit.



**Avalon of Orange County Condominium Association, Inc.**

**Clubhouse Use Agreement**

It is understood that I am a resident at Avalon of Orange County Condominium Association, Inc. and agree to abide by the Avalon of Orange County Condominium Association, Inc. rules and regulations governing the use of the Clubhouse. I further understand that my security deposit is subject to being forfeited in the event I fail to act as Host/Hostess during my party, fail to abide by the check list, or in case there is any damage to the common area caused by myself or my guests during said function.

Type of party: \_\_\_\_\_

Party date: \_\_\_\_\_

Start time: \_\_\_\_\_ AM/PM

Stop time: \_\_\_\_\_ AM/PM

Number of guests: \_\_\_\_\_

\_\_\_ I have placed a deposit of \$1,000.00, Money Order # \_\_\_\_\_, dated \_\_\_\_\_.

\_\_\_ I will be the host/hostess. My party will not be a commercial or office party.

\_\_\_ My party will be kept inside the Clubhouse and within my control. My party will not use the pool/pool area, only the patio adjoining the Clubhouse for smoking.

\_\_\_ There will not be any firearms or fireworks.

\_\_\_ My party and guests will be drug free. The Clubhouse is a smoke free area.

\_\_\_ I understand, should there be any damages to the facilities during my party, I will be charged accordingly for the repairs incurred.

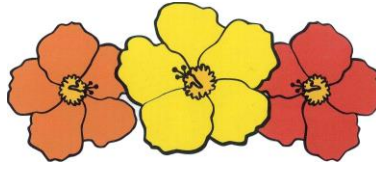
I have received the following:

1. Keys for Clubhouse
2. Check off list for closing the party
3. Clubhouse rules and regulations

\_\_\_\_\_  
Host/Hostess

\_\_\_\_\_  
Unit Address

\_\_\_\_\_  
Date



## Avalon of Orange County Condominium Association, Inc.

### Party Check List

This is a guide to insure that the deposit for the Clubhouse will be refunded in full. All appliances, furniture, and facilities were inspected prior to the party.

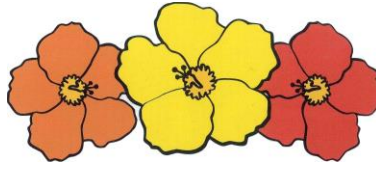
- a)  Guests were advised as to where to park.
- b)  The doors and windows were kept closed at all times during the party.
- c)  The guests did not roam around the property or create any disturbances.
- d)  No damage occurred to any property; i.e.: broken windows, doors, appliances, furniture, etc.
- e)  All party food was removed from the refrigerator.
- f)  All party decorations have been removed.
- g)  All doors have been locked. Checks have been made to ensure everything is secure.
- h)  All lights in the Clubhouse have been turned off.
- i)  The A/C has been turned off.
- j)  All trash has been taken to the dumpster and was not left in the building.
- k)  The party and all clean up were completed by 11:00pm on Sunday through Thursday or by 12:00 midnight on Friday/Saturday.

**Please drop this form plus the keys issued into the  
mail slot of the Association office before leaving.**

\_\_\_\_\_  
Host/Hostess

\_\_\_\_\_  
Unit Address

\_\_\_\_\_  
Date



**Avalon of Orange County Condominium Association, Inc.**

I, \_\_\_\_\_, hereby agree that by reserving the Clubhouse will be responsible concerning the serving of alcoholic beverages, i.e. liquor, beer, wine.

The signing of this agreement makes me totally responsible for their actions on the Avalon Condominium property during and after the party, and also should my guests leave the property inebriated, I will be responsible for any damages or accidents, which may occur relating to their condition.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Host/Hostess

\_\_\_\_\_  
Host/Hostess

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Witness