

COMMUNITY CLUBHOUSE FEE WAIVER POLICY

This Policy establishes uniform guidelines for the Board of Directors' consideration of requests to waive or reduce clubhouse rental fees for activities, meetings, or events that provide a demonstrated benefit to the Association and its residents. It promotes fairness, consistency, and transparency while preserving the Board's discretion to evaluate each request individually. A fee waiver is a privilege, not a right, and no applicant is entitled to a waiver based on prior approvals granted to that applicant or to others.

1. Scope

This Policy governs fee-waiver requests from individuals, non-Association organizations, and other outside parties. It does not apply to Association committees or Board-sponsored programs (e.g., Events and Activities, Tennis, and the sponsored swim team), which schedule clubhouse use directly with the Facilities Coordinator at no charge. See the Community Clubhouse Rental Policy for general eligibility, prohibited uses, and facility rules.

2. General Principles

The clubhouse exists primarily for the use and enjoyment of Association members and authorized community activities. The Board may waive or reduce rental fees for activities that provide a meaningful benefit to the community, promote resident engagement, wellness, education, or recreation, or support nonprofit, civic, charitable, or youth organizations.

3. Eligibility Factors

In evaluating a waiver request, the Board may consider the following non-exclusive factors:

- **Community Benefit** – whether the activity benefits residents, such as youth development, education, health and wellness, civic engagement, volunteerism, or neighborhood improvement.
- **Resident Accessibility** – whether the activity is reasonably open to, and primarily serves, Association residents.
- **Nonprofit or Service Orientation** – whether the applicant is a nonprofit organization or provides volunteer or community-service programming.
- **Facility Impact** – whether the use involves limited duration and occupancy, minimal wear and setup/cleanup, and does not interfere with resident access or major Association functions.
- **Compliance History** – whether the applicant has previously followed facility rules, cleaned properly, avoided damage, and vacated on time.
- **Volunteer Contributions** – volunteer service, educational programming, or beautification efforts benefiting the Association may be considered; described commitments do not create a contractual obligation unless separately approved in writing by the Board.

Examples of activities that may qualify include scout or youth-group meetings, community volunteer groups, educational workshops, resident wellness classes, interest clubs, neighborhood safety meetings, and nonprofit community events. Inclusion on this list does not guarantee approval.

4. Commercial Activities

Commercial or fee-based activities may be considered for a waiver only if the Board determines the activity provides a substantial benefit to residents, encourages resident participation, is limited in scope and duration, and does not unreasonably restrict resident access to the facility. The Board may impose additional conditions, including proof of insurance, licensing, indemnification, or limits on frequency or attendance.

5. Cleaning, Damage, and Liability

A fee waiver applies only to rental charges. It does not waive cleaning obligations, responsibility for damage to Association property, compliance with clubhouse rules, or any required deposit. These obligations, together with insurance and indemnification requirements, are set forth in the Clubhouse Fee Waiver Application and Use Agreement, which each applicant must execute.

6. Board Discretion; No Precedent

The Board retains sole discretion to approve, deny, condition, or revoke any fee waiver request, considering facility availability, scheduling, liability, prior conduct, operational impact, and the Association's best interests. The Board may

approve full or partial waivers, reduced recurring rates, trial periods, or one-time exceptions, and may revoke future waiver privileges for noncompliance. All decisions are made in good faith on a case-by-case basis; approval or denial of one request does not bind the Board on future requests or create a precedent, and identical outcomes are not required where circumstances differ.

7. Recurring Use and Reservation Limits

Approval of a fee waiver authorizes an applicant to request reservations under this Policy but does not entitle the applicant to use the clubhouse on any particular date or schedule; all reservations remain subject to availability, operational needs, and Association policies. Waiver recipients may request reservations no more than ninety (90) days in advance unless the Board approves otherwise. The Board may approve recurring reservations where an activity provides a continuing benefit; such approval is limited to the specific dates and period approved and does not guarantee approval of future periods. The Board may periodically review fee-waived use and may modify, suspend, or terminate fee-waived status at any time for rule violations, operational concerns, or other reasons in the Association's best interests.

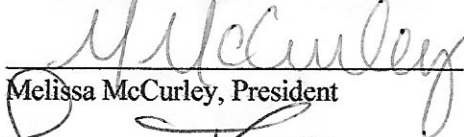
8. Application Procedure

Requests must be submitted in writing on the Association's Clubhouse Fee Waiver Application and Use Agreement (or, for previously approved users, the Renewal/Additional Dates Request Form) and include the applicant's information, a description of the activity, requested dates and times, estimated attendance, whether fees will be charged to participants, the community benefit provided, and any volunteer or service component. The Board may request additional information as reasonably necessary.

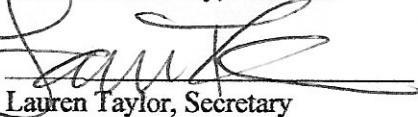
9. Reservation of Authority

This Policy may be amended, modified, suspended, or repealed by the Board of Directors at any time.

Adopted by the Board of Directors in an open meeting, August 18, 2026


Melissa McCurley, President

August 21, 2026
Date


Lauren Taylor, Secretary

8/25/26
Date