



CLUBHOUSE RULES AGREEMENT

Homeowners residing in the Fairway Park community and in good standing with Fairway Park HOA LLC are permitted use of the Fairway Park Clubhouse. All homeowners in good standing will be issued a numbered key that is their sole responsibility to include replacement if lost at a cost of \$15 per lost key. Private and Corporate rentals are not permitted at this time.

The Fairway Park Homeowner acknowledges reading this agreement and agrees to comply in all respects. Clubhouse and facilities must be returned to their original condition by homeowners. Any damage exacted on Fairway Park's HOA Clubhouse will be the sole responsibility of the Homeowner that utilized the key to grant entrance (the security system is in place to record and notify of all access). An alarm code will be provided to all homeowners in good standing to disable the alarm upon entrance and enable the alarm upon exiting.

CLUBHOUSE RULES

1. CLUBHOUSE USE IS LIMITED TO HOMEOWNERS IN GOOD STANDING.
2. CLUBHOUSE IS OPEN 24/7 WITH KEY ACCESS, PLEASE BE RESPECTFUL AT ALL TIMES OF YOUR NEIGHBORS.
3. SMOKING IS NOT PERMITTED INSIDE THE CLUBHOUSE.
4. MUSIC SHOULD NOT BE PLAYED OR PERFORMED SO LOUD AS TO BE HEARD BY NEARBY HOMEOWNERS UNLESS IT IS A COMMUNITY EVENT SPONSORED BY THE HOA.
5. THE HOMEOWNER UTILIZING THE CLUBHOUSE MUST BE PRESENT AND IS PERSONALLY RESPONSIBLE AT ALL TIMES.
6. THE HOMEOWNER USING THE CLUBHOUSE MUST REMAIN ON THE PREMISES UNTIL ALL ATTENDEES HAVE DEPARTED AND ENSURE THAT THE CLUBHOUSE IS SAFELY SECURED (WITH ALL DOORS AND WINDOWS LOCKED BEFORE LEAVING THE CLUBHOUSE).
7. THE HOMEOWNER UTILIZING THE CLUBHOUSE IS RESPONSIBLE FOR RETURNING THE PREMISE TO ITS ORIGINAL CONDITION AND AGREES TO DO THE FOLLOWING AFTER USE:

- a. REMOVE ALL TRASH AND DISPOSE OF THE TRASH IN THE CITY TRASH BINS OUTSIDE.
 - b. CLEAN REFRIGERATOR, BATHROOMS, MICROWAVE OVEN, AND TABLE TOPS.
 - c. REMOVE ALL FOOD AND DRINKS.
 - d. TURN OFF ALL LIGHTS, RETURN AC/HEAT TO EVERYDAY SETTINGS AND LOCK ALL WINDOWS AND DOORS.
 - e. ALARM TO BE ARMED IN "AWAY" MODE; 60 SECONDS TO EXIT ONCE ARMED.
8. THE CLUBHOUSE MAY NOT BE USED FOR REGULARLY SCHEDULED MEETINGS UNLESS THEY INVOLVE A MAJORITY OF ASSOCIATION MEMBERS.
 9. PERSONS UNDER EIGHTEEN (18) YEARS OF AGE ARE PROHIBITED FROM USING THE CLUBHOUSE UNLESS ONE (1) ADULT FOR EVERY 10 MINORS IS PRESENT AT ALL TIMES.
 10. THE CLUBHOUSE SHALL NOT BE USED FOR PROFIT MAKING ACTIVITIES.
 11. IT IS THE HOMEOWNER'S RESPONSIBILITY TO INSPECT/REPORT ANY EXISTING DAMAGE BEFORE USE.
 12. IF DAMAGE OCCURS, THE HOMEOWNER SHALL RECEIVE AN INVOICE DETAILING THE AMOUNT OF DAMAGE INCURRED. IF THE HOMEOWNER IS NOT AMENABLE TO COVER ALL DAMAGES, THEN THE HOMEOWNER WILL BE SUBJECT TO LEGAL ACTION.

HOMEOWNER NAME: _____

HOMEOWNER ADDRESS: _____

HOMEOWNER PHONE: _____

HOMEOWNER STATUS: _____

HOMEOWNER KEY #: _____ DATE ISSUED: _____

HOMEOWNER SIGNATURE: _____