

# Lakeshore Association

A Private Residential Community on Lake Michigan

## Rules for Gatherings in Common Areas and Clubhouse

The common areas of Lakeshore Association include the bluff area, beach, yards, bluff pool, clubhouse pool, clubhouse, and parking areas.

The bluff, beach, yards, and bluff pool of Lakeshore Association may not be used by any person for a party, picnic, reception or other gathering ("event") of more than 12 persons. The parking areas may not be used by any person for any party, picnic, reception, or gathering.

The association clubhouse must be used for any party, picnic, reception, or other gathering of more than 12 persons, but not more than 35 persons. The clubhouse must be reserved prior to and for such use. The reservation for clubhouse use will be on a first-come, first-served basis, according to clubhouse use rules. Only Co-owners may reserve the clubhouse. As provided under the clubhouse rules, a tenant may not reserve the clubhouse and if the Co-owner from whom the tenant leases reserves the clubhouse for the tenant, the Co-owner will be responsible for the tenant's use and any damage.

Reservations for use of the clubhouse from Memorial Day through Labor Day when the clubhouse pool is open requires a payment of a \$250 refundable security deposit and a \$250 non-refundable pool use fee.

Reservations for use of the clubhouse during the season when the clubhouse pool is not open requires a payment of a \$50 refundable security deposit and \$50 non-refundable use fee.

The security deposit will be refunded if the area is left without damage and as clean as before the function. The security deposit and use fees must be paid at the time of the reservation.

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All persons attending a Co-owner's event at the clubhouse must remain within the confines of the clubhouse, the deck adjacent to the clubhouse, or the clubhouse pool. The time of the event at the clubhouse is limited to six (6) hours and must end by 10:00 p.m.

The Co-owner who reserves the clubhouse must be present at the clubhouse for the entire time the clubhouse is reserved, must provide pool supervision, advise the guests of the pool hours and rules, and require the guests to obey the rules. The Co-owner is responsible for all damage to the pool and other common areas caused by a person attending the Co-owner's event. If the security deposit is insufficient to cover the cost of the damage repair, the Co-owner will be immediately assessed for payment of the entire repair. The Lakeshore Condominium Association assumes no responsibility for injury to any person attending the Co-owner's event.

The clubhouse pool may not be reserved for the exclusive use of the Co-owner's event.

Consumption of alcoholic beverages at a gathering at the clubhouse is prohibited.

The clubhouse cannot be reserved on traditionally busy Memorial Day, Fourth of July, and Labor Day weekends.

The common areas of Lakeshore Association may not be used for any party, picnic, reception or gathering of any type attended by more than 35 persons.

A Co-owner who violates these rules will not be allowed to reserve the clubhouse for any purpose for two (2) years from the date of the event.

This amendment does not apply to functions hosted by Lakeshore Association for Co-owners, tenants, and guests.

Approved by the Board of Directors on 4-28-03