



Dear Lyons Creek Overlook Homeowners:

We are pleased to provide homeowners the use of the barn and Fire Pit at Lyons Creek Overlook free of charge. While we want you to enjoy the use of these facilities, there are a few safety and general use responsibilities that we would like to address:

- ☞ Keys to the barn must be returned on the date specified by the requesting homeowner, or contact **Amanda Hutson (call or text 518-728-7710, or email abhutson@aol.com)** if there is any problem returning the keys on time.
- ☞ The use of the barn and fire pit is for residents of Lyons Creek Overlook and their guests. At no time should there be an “Open Invitation” to the public for any event scheduled at the barn.
- ☞ If a large event is scheduled to be held at the barn and the use of a portable toilet(s) is necessary, the homeowner hosting the event will be responsible for providing (i.e., paying), monitoring it’s use during the event, removal after the event, and any necessary cleanup of the portable toilet(s) area once they are removed.
- ☞ Our HOA liability insurance does NOT provide coverage for inflatables such as slides or bounce houses. If the homeowner intends to provide such equipment for their event, they are REQUIRED to acquire adequate liability coverage for those items. Intent to rent such items and certification of insurance coverage for the event must be provided in the homeowners acknowledgement of and agreement to abide with these rules prior to issuance of keys to the barn for the event.
- ☞ The homeowner who has reserved the barn for an event shall be responsible for removal of all trash and clean up of the barn after any event. Three trash cans (and bags) are provided.
- ☞ The homeowner who has reserved the barn for an event shall be responsible for insuring that all doors to the barn are securely locked after an event.
- ☞ The homeowner using the barn shall be responsible for restoring all furnishings in the barn to their original location, specifically the round tables returned to the storage rack.
- ☞ The homeowner reserving the barn will be held responsible for any damage to the barn during the event.
- ☞ No smoking in or within 20’ of the barn structure is permitted.
- ☞ The maximum occupancy of the barn for any event is 150 persons.
- ☞ Two doors must remain unlocked and unlatched when the barn is occupied by more than 10 persons.
- ☞ Parking for a barn event is to be on the barn’s gravel driveway and the Tot Lot gravel lot! Overflow parking is available on the grass area in the Tot Lot. See the parking diagram at the end of this document for guidance on parking! The resident reserving the Barn Area is responsible for assuring compliance with these parking guidelines. Signs are available in the barn for placement in accordance with the parking diagram.

Rules for Fire Pit Use

- Residents are required to notify **Amanda Hutson** at **518-728-7710** or email abhutson@aol.com, one of the other Directors if she is unavailable, of their intent to use the fire pit **prior** to its use.

By Calvert County Regulations:

- Fires cannot be left unattended. They must be extinguished at the end of your use. **DO NOT USE THE FIRE EXTINGUISHERS** for this purpose. You must provide your own means for extinguishing the fire.
 - Fires are allowed between the hours of 4PM and Midnight. There is a burn ban in effect outside of these hours. However, exceptions are allowed by the “Bonfire Rule”, IF you notify the Calvert County Control Center (301-855-1620 or 410-535-3491) of your intent to use the fire pit outside of the Burn Ban hours.
- There are 2 Fire Extinguishers inside of the Barn **FOR EMERGENCIES ONLY**. They should not be used to extinguish your fire when you are done. Keys to the barn are available from **Amanda Hutson** at **518-728-7710** or email abhutson@aol.com

Residents are **required** to provide written acknowledgement of these rules in order to receive keys to the barn. Please complete the information below and provide the form to Amanda Hutson (or one of the other Directors if she is unavailable) when picking up keys.

We hope that you enjoy your use of the barn. If you have any questions or problems, please do not hesitate to contact one of the Directors below.

Sincerely,

Scott Hutson, President, LCO HOA, sahutson518@gmail.com
Mel Wagner, Vice President, LCO HOA, drshields1@comcast.net
Jack Shea, Secretary, LCO HOA, jshea10134@gmail.com
Howard Dew, Treasurer, LCO HOA, GLARG291@yahoo.com

Initials I have read, understand, and will comply with the Barn and Fire Pit Rules above.

Initials Inflatable amusement items will / will not (Circle appropriate response)
be available for this event.

Initials I certify that liability insurance coverage for any inflatable items will be acquired for
this event.

Name: _____

Address: _____

Telephone: _____

Signed _____ Date: _____

PARKING

