



2192 DENTON GROVE  
COLORADO SPRINGS  
COLORADO 80919

## Arbors at Mountain Shadows Condominium Owners Association, Inc.

### CLUBHOUSE RULES for USE

1. The Clubhouse is available for use by Arbors residents as an extension of their unit to permit social gatherings of a greater number of guests than would fit comfortably in their unit.
2. The reservation process is required to coordinate and control the use of the Clubhouse for the benefit of all residents; reservation requests are granted on a first-come, first serve basis.
3. Reservation requests must be submitted using the Clubhouse Reservation Request form which must be received by a member of the Social Committee or representative no less than five (5) days prior to the requested reservation date.
4. No commercial, promotional, or other similar events shall be permitted.
5. Only an adult resident may submit a request to reserve the Clubhouse and that same person shall be present during the entire event.
6. ***The Clubhouse is a non-smoking facility and non-compliance will result in the assessment to and payment by the Reserving Resident of all expenses and fees incurred that are necessary to restore the Clubhouse to its original condition.***
7. ***Alcoholic beverages shall not be served.***
8. No pets are allowed inside the Clubhouse except properly certified service animals.
9. The Reserving Resident understands and agrees that the behavior of all guests at the event is the responsibility of the Reserving Resident for the entire time such guests are in or on Arbors at Mountain Shadows COA, Inc. property and should any damage be done to any property within the *entire* complex by a guest at the event, the Reserving Resident understands and agrees that the cost to repair any such damage shall be at the expense of the Reserving Resident.
10. The Reserving Resident understands and agrees that should the event create noise or any other situation which unduly disturbs other Arbors' residents, the event may be immediately canceled, ***while in-progress***, at the sole discretion of the Chairman of the Social Committee or a member of the Board of Directors. Further, the Reserving Resident agrees to comply with any such request to cancel the event in-progress and to assist in closing down the event.
11. Each single Reservation may be made only for one (1) event, for one (1) day, and the event shall be held between the hours of 10:00 AM and 9:00 PM. All pre- and/or post-event activities (decorating, clean-up, etc.) must be completed within the stated hours. However, if no events are scheduled at the Clubhouse on the date preceding and/or following the date of the reservation request, pre- and/or post-event activities may be permitted.
12. The maximum number of persons allowed inside the Clubhouse is 50.
13. If the use of a barbecue is requested, such barbecue shall only be used in the area surrounding the picnic tables.
14. The Reserved Area includes only the entrance Hallway, Front game room, and Main Sitting room.
15. Areas which ***cannot*** be reserved include all Exterior Areas, the area inside pool fencing—specifically the pool, hot tub, all deck areas, and pool furniture, and the Exercise room.

16. The Reservation allows the shared use of Restrooms.
17. Prior to and after the event, the Reserving Resident agrees to participate in a pre-event inspection of the reserved areas with a member of the Social Committee or representative to determine the condition of the areas included in the reservation of the Clubhouse. Any exceptions to the "normal" state of anything in the reserved areas (carpet stains, damaged furniture, discolored paint, etc.) shall be noted in writing in the Inspection Sections of the Clubhouse Reservation Request Form and shall be signed by both the Reserving Resident and the Chairman of the Social Committee, or representative, for the protection of both the Reserving Resident and the Association from incurring unnecessary costs due to cleaning and/or repair.
18. All furniture, if moved during the event, must be returned to its original position after the event *with great care to avoid any damage*.
19. Anything and everything brought into the Clubhouse for the event must be removed prior to the closing hour of the reservation; this includes, but is not limited to, all food, drink, decorations, and trash generated by the event.
20. A deposit of \$200.00 (in the form of a check) shall be delivered prior to the scheduled event to be used to restore, if necessary, the reserved areas to the condition that existed at the time of the pre-event inspection.
21. The Reserving Resident agrees to be responsible for payment of any and all costs associated with the restoration of the reserved areas to the condition that existed at the time of the pre-event inspection.
22. The undersigned Reserving Resident hereby acknowledges receipt of a copy and confirms an understanding of these Clubhouse Rules for Use at the Arbors at Mountain Shadows COA, Inc. and acknowledges and agrees to comply with, and be bound by these Clubhouse Rules for Use, and the Declarations, Bylaws, and other Rules & Regulations of the Association in force at the time of the event during which the Clubhouse is reserved.
23. A signed copy of this document shall be retained by the Association.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Reserving Resident

Attest: \_\_\_\_\_ Date: \_\_\_\_\_  
Social Committee Member or Representative