

# Notting Hill

## Clubhouse Rental Rules

- 1.) The clubhouse can be rented only by homeowners in Notting Hill who are in good standing with the Homeowner's Association. Only adults over the age of 21 may rent the clubhouse.
- 2.) The NH homeowner **must be present** at the clubhouse throughout the rental time period. The clubhouse is not for use by outside individuals or organizations.
- 3.) The hours of availability are 11am – 11pm. **The clubhouse must be cleaned and vacated no later than 11pm as the alarm is reset at that time.**
- 4.) The maximum capacity of the clubhouse is 45 people per local fire code.
- 5.) The homeowner who rented the clubhouse is responsible for the behavior of all guests. Any infractions or disturbances resulting from the activity in the clubhouse or on NH property which results in police response or action is considered a violation and will result in forfeiture of the all fees plus any additional charges and fines. The resident may also lose access to the clubhouse for a period of up to 1 year.
- 6.) The use of alcoholic beverages is confined to the rental area only in accordance with state and local laws. Alcoholic beverages **may not be sold** under any circumstances.
- 7.) The homeowner and guests must park in the parking lot adjacent to the clubhouse. Vehicles parked in any other place may be towed at the owner's expense.
- 8.) The homeowner accepts full responsibility for any damage done to the rental area, its contents and the surrounding common area.
- 9.) NO SMOKING or candles in the clubhouse.
- 10.) No pets are allowed in the clubhouse at any time.
- 11.) Any decorations are to be taped to **non-painted surfaces only**. All decorations and tape must be removed after the rental period.
- 12.) The homeowner is responsible to ensure that the clubhouse is left in the same condition in which it was received. All trash, decorations and food are to be removed from the clubhouse and surrounding areas. All restrooms are to be cleaned and trash removed. The kitchen area and tables are to be cleaned. All furniture is to remain in its current location including folding tables & chairs. Failure to meet these requirements will result in the forfeiture of the cleaning fee. Any additional costs associated with the cleaning or repair of the clubhouse shall be assessed to the homeowner. The homeowner consents that the assessment, reasonable attorney fees, collection fees and/or court costs shall constitute a lien against the homeowner's property. The lien may result in foreclosure.
- 13.) Closing time for the clubhouse is **11:00pm** as the alarm is activated at 11:15pm. **The clubhouse must be cleaned and the homeowner and all guests must vacate the premises no later than 11:00pm.**
- 14.) An inspection of the clubhouse will be completed both before and after the rental period. The homeowner has the right to be present for the inspections. Please advise the HOA representative or the management company if you want to exercise that right. If not, you accept the decision of the inspector regarding the condition of the property.