

The Villas of Asbury Homeowners Association, Inc.
CLUBHOUSE USE AGREEMENT

Card number: _____ Unit number: _____ Telephone number: _____

Email Address: _____

Property owner: _____ Property Street address: _____

CLUBHOUSE AND POOL RULES

The Villas of Asbury clubhouse, pool, and fitness center are available for the pleasure and use of all Asbury residents (Villas and Estates) and guests as provided herein. The following rules assure that each member's rights to use all amenities are protected. You are urged not only to observe all rules, but also to insist that others observe them as well.

Clubhouse Access

Access to the clubhouse is restricted to residents of The Villas of Asbury, Asbury Estates, and their guests. Access to the pool is to be through the double doors only and requires the use of a swipe card. Only one swipe card will be issued per residence. Replacement cards are \$25. If association dues are not current, access into the facilities will be suspended.

By accepting a swipe card the property owner agrees to abide by the clubhouse and pool rules and agrees to:

- Assume full responsibility for any/all person(s) (including guests) using this card, including but not limited to adherence to any or all clubhouse rules and accepting financial responsibility for any property damage, theft, etc. caused by the user(s) or guests of this card, or attributed to the use of this card. ***The swipe card is to be used by the homeowner only and not given to any outside guests.***
- Immediately report the loss of this card to the property management company, should the card be lost or stolen.
- Surrender the card to the property management company should the property be sold or vacated by the owner.
- Conserve clubhouse utilities by turning off lights in unused areas and returning thermostats to proper temperature when exiting the building.
- Ensure that doors are securely closed when exiting the clubhouse.
- Neither assist nor allow non-residents (other than legitimate guests) access to the clubhouse.
- Pool Covers
 - Remove hot tub cover prior to use
 - Replace hot tub cover after use
 - Not to allow anyone to play on or beneath the pool/hot tub covers

General

The clubhouse is available to all residents from 5:00 A.M. until 11:00 P.M. Monday – Sunday year round. Access to the clubhouse is gained by use of the swipe card. Resident and/or guest users under the age of 16 must be accompanied by homeowner host.

- No abusive or profane language will be tolerated.
- Pets are not permitted anywhere in the pool or clubhouse area except for service dogs.
- The clubroom rental is available to all homeowners or occupants of The Villas of Asbury or Asbury Estates for private parties. For details see the Clubroom Rental Contract. For a reservation, please contact The Villas of Asbury Board of Directors designated representative at calendar@asburyvillas.com to reserve the date. A signed rental agreement and payment is required to formally secure the clubroom for rental. A monthly calendar with availability will be

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posted in the clubhouse and is accessible online at www.asburyvillas.com. Clubroom rental does not include the fitness center, pool, or spa. The fitness center, pool, and spa will remain open to residents during any clubroom rentals. Rental guests are not allowed to use these facilities.

Swimming pool/spa (hot tub)

The Pool and Spa are open from 5 A.M. until 10 P.M., Monday – Sunday year round. When the overhead door is shut, the outside pool is closed. The overhead bay door is to remain closed or open as determined by the Board of Directors. The pool gate is to be used for emergency use only. Do not open this gate to allow access to the facilities. Users of the pool facilities are to enter and exit through the front door only.

No lifeguard on duty – swim at your own risk.

- Parents or guardians are to remain with, and supervise children at all times. Parents or guardians are responsible for and liable for the actions of the children.
- Food is permitted at the tables in the pool area only.
- The entire clubhouse and pool area is non-smoking.
- Bicycles, tricycles, skateboards, and wagons are to be left in the designated area in the clubhouse parking lot.
- NO INTOXICATED PERSONS OR ALCOHOLIC BEVERAGES will be allowed in the pool area.
- No chewing gum, diving, running, boisterous or rough play, throwing of balls/Frisbees, etc., in the pool or pool area.
- Swimsuits must be worn – no other clothing can be worn for swimming. All infants must wear appropriate swimsuits and swim diapers. No disposable diaper will be allowed.
- Flotation devices such as air mattresses, inner tubes, rafts, etc., are not permitted during peak use. Small arm water wings or life vests for smaller children are allowed.
- Everyone is to leave the pool area in an orderly condition and is responsible for cleanup. Trash receptacles are provided.
- The emergency flotation device is for emergency use only and must not be used as a toy. It is to be left hanging on the wall, so that it is readily available in case of an emergency.
- Pool maintenance equipment is to remain hanging on the wall and not used by residents.
- No electrical devices (other than battery operated) are allowed in the pool area.
- Pool furniture must be treated with care and respect.
- All persons using the pool shall shower before entering and any person having an infectious or communicable disease is excluded from the pool.

Fitness Center

The fitness center is open from 5 A.M. to 11 P.M. daily. Fitness center equipment is to be used for its designated purpose only, and is used at your own risk. Children under 16 years of age are allowed to use any equipment in the fitness center under parent or guardian supervision. Ensure blinds are open, and lights, fans, and television, are turned off when leaving the fitness center. There is no food allowed.

Clubroom

The Clubroom is available for general use from 5 A.M. to 11 P.M. daily. Residents and guests are welcome to utilize this area to meet, relax, and/or enjoy community functions, as long as they do not interfere with scheduled events. Food may be warmed in the kitchen, but cooking is not allowed. The library includes books and puzzles which may be borrowed by all residents. Please return them promptly when you are finished with their use.

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Guest Policy

The number of clubhouse guests is restricted to four per unit. All guests and children under the age of 16 must be accompanied by the adult homeowner host, and are expected to follow all clubhouse/pool rules. Family members not residing in The Villas of Asbury or Asbury Estates are considered guests. Homeowners are asked to be considerate of other residents and not abuse guest privileges.

Music

The volume of musical devices must be kept low enough not to disturb other users or neighboring households.

Cardholder acknowledges that:

- Entry into the clubhouse after hours constitutes trespassing.
- Activity within the clubhouse is monitored by video cameras and recorded.
- Failure to comply with any of the above may result in revocation of clubhouse privileges. Revocation of clubhouse privileges does not relieve the cardholder from the responsibility of paying dues or assessments.

Date

Property Owner/Renter

Policy submitted and approved by The Villas of Asbury Homeowners Association, Inc. Board of Directors in Nov. 2016.

Approved by: _____, Board of Directors

NOTE: Signatories to the previous version are grandfathered in this revised Agreement.

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