

THE VILLAS OF ASBURY HOMEOWNERS ASSOCIATION, INC.

CLUBHOUSE USE AGREEMENT

Property Owner: _____
Property Address: _____
Email Address: _____
Telephone Number: _____ Access Card Number: _____

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 provided herein. The following rules assure that each member's rights to use all amenities are protected. You are urged not only to observe the 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 an access card. Only one access card will be issued per residence upon completion and approval of a Request Form. One additional access card may be requested with a \$25.00 non-refundable fee. The HOA reserves the right to limit the number of second access cards due to monitoring system limitations. Replacement cards are \$25.00. If association dues are not current, access into the facilities will be suspended.

By accepting an access card, property owner agrees to abide by the clubhouse and pool rules and agrees to:

- Assume full responsibility for any/all person(s), including guests, 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 access 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 building.
- Ensure that doors are securely closed when exiting the clubhouse.

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- Pool Cover
 1. Remove hot tub cover prior to use.
 2. Replace hot tub cover after use.
 3. Not to allow anyone to play on or beneath the pool / hot tub covers.
- Neither assist nor allow non-residents (other than legitimate guests) access to the clubhouse.

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 access card. Resident and/or guest users under the age of sixteen 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.
- 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 posted in the clubhouse and is accessible online at 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

The pool and spa are open from 5:00 A.M. until 10:00 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.

NOTE: NO LIFEGUARD ON DUTY

- 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 only at the tables in the pool area.
- The entire clubhouse and pool area are 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 ARE ALLOWED IN THE POOL AREA.

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- No chewing gum, diving, running, boisterous or rough play, throwing of balls, frisbees, etc. in the pool or pool area.
- Swim suits must be worn. No other clothing can be worn for swimming. All infants must wear appropriate swimsuits and swim diapers. No disposable diapers will be allowed.
- Flotation devices such as air mattresses, inner tubes, rafts, etc. are not permitted during high use times. 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 5:00 A.M. to 11:00 P.M. daily. Fitness center equipment is to be used for its designated purpose only and is used at your own risk. Children under sixteen years of age are only allowed to use equipment in the fitness center under parent or guardian supervision. Ensure blinds are open, and lights, fans and tv are turned off when leaving the fitness center. There is no food allowed.

CLUBROOM

The clubroom is available for general use from 5:00 A.M. to 11:00 P.M. daily. Residents and guests are welcome to utilize this area to meet, relax and 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.

GUEST POLICY

The number of clubhouse guests are restricted to four per unit. All guests must be accompanied by the adult homeowner host and are expected to follow all rules. Family members not living 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.

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MUSIC

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

CARDHOLDER ACKNOWLEDGES THAT:

- Entering or exiting the clubhouse after hours constitutes trespassing.
- False alarm fees will be assessed to card holder.
- Activity within the clubhouse is monitored by video cameras and recorded.
- Failure to comply with any of the above may result in suspension or revocation of clubhouse privileges.
Revocation of clubhouse privileges does not relieve the cardholder from the responsibility of paying dues or assessments.

PROPERTY OWNER / RENTER

DATE

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