

BAVARIAN VILLAGE CONDOMINIUM ASSOCIATION RULES, REGULATIONS AND PROCEDURES FOR USE OF THE CLUBHOUSE

The purpose of these rules and regulations is to establish for implementation the responsibility and utilization of the Bavarian Village Condominium Association, Inc.'s Clubhouse by the owners and their designated, in writing, tenants.

1. Only owners or an owner's designated tenant may reserve the Clubhouse. The owner's authorization for his tenant's use of the Clubhouse will be authorized only by the owner's written statement filed with the Bavarian Village Condominium Association or the designated Property Management organization, specifying the tenant's name and agreeing to be fully liable for any damages or costs arising from the tenant's use of the facility.
2. A fifty dollar (\$50) non-refundable fee, made payable to the Bavarian Village Condominium Association, Inc., in the form of a money order must accompany all applications for Clubhouse use. This money will be used to cover such costs as lighting, electricity (air-conditioning), water, sewage, etc. A separate two hundred dollar (\$200.00) security deposit in the form of a money order, signed and left blank must also accompany the application. This is to cover any costs incurred by the Association to clean up the Clubhouse. **If the Clubhouse is damaged, or if furniture or other equipment is missing or needs repairs, or if the Clubhouse needs to be restored to its prior condition, the owner who has signed for the Clubhouse will be held responsible, NOT THE TENANT.**
3. All reservations for use of the Clubhouse shall be made through the Bavarian Village Association's designee. At the time of the adoption of these rules, the Association's designee is Wise Property Management, Inc., 17824 North US Highway 41, Lutz, FL 33549-4502, Telephone: 813-968-5665, Fax: 813-968-5335. All deposits must be made in the form of a money order. **THE RESERVATION APPLICATION, NON-REFUNDABLE FEE, AND SECURITY DEPOSIT MUST BE RECEIVED NO LATER THAN TWENTY (20) DAYS PRIOR TO ANTICIPATED USE; THIRTY (30) DAYS IF ALCOHOL IS TO BE SERVED AT THE FUNCTION.**
4. The unit owner or his designated tenant must be present during entire function. An off-duty deputy is to be coordinated through the property Management Company and will have the authority to shut down the party. The off-duty deputy is to be paid for by the applicant. An off-duty deputy is not required prior to 6:00 P.M. unless alcoholic beverages are served at the function. If alcohol is to be served, an off-duty deputy is required to be present during the entire function. Persons under the age of 18 must be accompanied by parent, guardian, or owner/tenant reserving the Clubhouse.
5. Application for pool usage must be made separately and the pool cannot be used after 8:00 P.M. **PERSONS CONSUMING ALCOHOLIC BEVERAGES ARE NOT AUTHORIZED UNDER ANY CIRCUMSTANCES TO USE THE POOL.**

6. All Clubhouse functions must be contained within the Clubhouse and all doors to the Clubhouse must be closed after 8:00 P.M. to decrease noise. No person may use the Clubhouse in such a manner as to interfere with the rights, comforts, convenience, or peaceful enjoyment of the adjoining areas within the Bavarian Village Complex by other residents. Specifically, no person may use the Clubhouse in such a manner that creates excessive noise, profanity, boisterous actions, etc. If the police are notified due to nuisance behavior, the entire security deposit will be forfeited. Furthermore, any additional costs and/or fines will be paid by the owner who signed for the function.
7. The maximum number of persons at any one (1) time occupying the Clubhouse will be limited to fifty (50) people, not including caterers, servers, waiters, etc. Your reservation must be posted on the bulletin board at the Clubhouse no later than seventy-two (72) hours prior to usage. The Clubhouse can be used no later than **11:00 P.M.** Sunday through Saturday. An extension of this time must be approved by a majority of the Board of Directors.
8. The parking within the Bavarian Village complex is very limited. Guests may park in any vacant visitor's parking spaces; however, if there are no vacant visitor's spaces, other guests must park their vehicles outside the complex. Any person parking in a reserved parking space is subject to being towed immediately at their expense. Furthermore, should this parking procedure not be adhered to, the owner on the application may be refused use of the Clubhouse for any future functions. The applying owner or tenant is responsible for assuring this procedure is followed. The off-duty deputy will be instructed to have any vehicle parked in a reserved parking space towed immediately.
9. It will be the responsibility of the owner or designated tenant making the reservation to arrange for the opening up and locking up of the Clubhouse, inventory, and off-duty deputy arrangements with the property Management Company's representative. The owner will also assure all windows are locked, all doors are locked, all lights and other electrical equipment are off, and the air conditioning is off. Furthermore, any overflowing trash must be emptied before leaving. The owner will be given forty-eight (48) hours from the time of use to return the Clubhouse to its original condition and appearance prior to the function. The property Management Company will have the Clubhouse cleaned after forty-eight (48) hours and deduct the cost from your security deposit. Should the cleaning cost exceed the \$200 deposit, the owner will be responsible for paying the balance within seventy-two (72) hours of notification. A list of the minimum cleaning requirements will be furnished with your application. **THE ASSOCIATION RESERVES THE RIGHT TO DENY USE OF THE CLUBHOUSE TO ANY OWNER WHO HAS PREVIOUSLY CAUSED EXCESS COST OR DAMAGE!**

DATE REQUESTED: _____

OWNER'S NAME: _____
(if different from applicant)

TELEPHONE: _____

(Day) (Evening)

TYPE OF FUNCTION: _____

ESTIMATED NUMBER OF PEOPLE TO ATTEND: _____

I have received and read a copy of the Clubhouse rules. I understand that I am responsible for all monetary costs incurred by the Association as a result of my using the Clubhouse for the above listed function. Assume full responsibility for the use of the facilities and Clubhouse by my guests while on the Bavarian Village complex. I am fully aware my function may be closed for any violation of the Clubhouse regulations and rules by the Association or property management company representative.

APPLICANT'S SIGNATURE: _____

OWNER'S SIGNATURE: _____
(if different from applicant)

BAVARIAN VILLAGE CONDOMINIUM ASSOCIATION, INC.

ADDENDUM TO CLUBHOUSE RENTAL

Procedures for Rental:

Off-duty deputy must be hired for parties after 6:00 P.M. If alcohol is to be served an off-duty deputy must be present at all times.

The function **MUST** close and the last person **MUST** leave the Clubhouse no later than 11:00 P.M. Sunday through Saturday.

Off-duty deputy must be paid for thirty (30) days prior to the function date.

Wise Property Management, Inc. will coordinate with the off-duty deputy to insure that the rules and regulations are followed. The off-duty deputy will shut down the function if it becomes a nuisance.

Is alcohol being served? ☐ YES ☐ NO

Number of people attending: _____

Applicant's Signature: _____

Date: _____

Unit Owner Signature: _____
(if different from applicant)

Date: _____

BAVARIAN VILLAGE CONDOMINIUM CLUBHOUSE

CLEAN UP CHECKLIST

KITCHEN

1. Empty and clean refrigerator
2. Empty and clean dishwasher
3. Clean stove top including oven
4. Remove all trash and clean containers

BATHROOMS

1. Clean counter and sink
2. Clean cubicles
3. Clean commodes
4. Remove all trash

FLOORS AND CARPET

1. Remove all trash and debris
2. Mop or scrub floors as needed
3. Vacuum carpets

FURNITURE

1. Remove any and all trash and debris
2. Return all furniture to original position

WET BAR

1. Clean all counters and cabinets
2. Clean storage areas
3. Clean sinks and refrigerator
4. Clean bar chairs

GENERAL

1. Turn off all lights and other electrical equipment
2. Lock all doors and windows
3. Remove all trash; clean trash container
4. All damage of any kind will be pointed out to and reported to the property management company's representative who will determine responsibility.