

Rules for Leisure Valley Clubhouse Use

1. BASIS FOR RULES

As determined by the LVR Board of Directors it is necessary to have rules governing the use of the LVR clubhouse.

2. COORDINATION

- a) The Activity Director, as established by the Leisure Valley Ranch Board of Directors, is responsible for the orderly use of the Leisure Valley Clubhouse.
- b) The Activity Director will approve and coordinate regularly scheduled events, special events and exclusive use events at the Leisure Valley Clubhouse after Board approval.
- c) The Activity Director will work with the Kitchen Manager(s) prior to scheduling the event to make sure that the kitchen is available the day of the event and, if necessary, prior to the event for prep work.
- d) Any General Use event expenses must be approved in advance by the Board.

3. GENERAL USE DEFINED

- a) Any meeting called by the Leisure Valley Ranch Board of Directors.
- b) Attendance at events must be open to all Leisure Valley Ranch owners, but may be limited by the sale of tickets or by reservations based on Clubhouse capacity.
- c) Any organized Leisure Valley Ranch activity in which **participation is open to all owners**, may sponsor a function for its group without it being considered an “EXCLUSIVE USE”.
- d) Any general use function in which a donation or fee is required to attend. 20% of said fee must be paid to the Leisure Valley Ranch Association.

If Leisure Valley Residents prepare a meal as volunteers, 100% of all funds (after expenses), must go to Leisure Valley Ranch Association.

If a dinner and dance are combined, an appropriate split of the ticket price must be approved by the Board.

- e) Any dinner, party, gathering or social event open to all members but not a Club sponsored event, must follow the same restrictions as an Exclusive Use event regarding use of supplies.

4. EXCLUSIVE USE IS DEFINED AS ANY OF THE FOLLOWING:

- a) Any function **not** covered by item #3 above that restricts attendance of Members.
- b) Any function where written or oral invitations are issued to individual lot owners to the

exclusion of the balance of all other Leisure Valley lot owners.

5. **EXCLUSIVE USE** of the Leisure Valley Clubhouse is permitted **provided that**:
- a) There is no conflict with any regularly scheduled Leisure Valley or special event.
 - b) A Leisure Valley lot owner completes and submits a Clubhouse Reservation form for use of the Clubhouse to the Activity Director. This form will stipulate the terms, conditions and financial responsibility of the Lot Owner if any damage occurs. The Activities Director will present all applications for approval to the Board of Directors at their regularly scheduled meetings.
 - c) It is understood that LVR supplies are not to be used nor will access be provided to the paper and dry goods pantry in the kitchen.
 - d) It is understood that no decorations, other than table decorations, will be allowed without prior approval. All decorations and supplies brought in must be properly disposed of and Clubhouse returned to same condition as before event.
 - e) At least fifty five (55%) of the actual attendees must be Leisure Valley lot owners.

AT THIS TIME, THE LEISURE VALLEY RANCH BOARD OF DIRECTORS HAS DECIDED NOT TO ASSESS A CHARGE NOR REQUIRE A DAMAGE DEPOSIT

6. **REFUNDABLE DAMAGE DEPOSITS** (Not Applicable at this time)

A Damage Deposit, based on the current schedule approved by the Leisure Valley Ranch Board of the Directors, is required for **EXCLUSIVE USE** of the Clubhouse. The amount will be based on the rooms requested and shall not exceed the current Leisure Valley Ranch physical damage insurance deductible.

7. **CUSTODIAL AND UTILITY COSTS** (Not Applicable at this time)

Any **EXCLUSIVE USE** will be assessed the current charge approved by the Leisure Valley Board of Directors, based on the requested rooms in the Clubhouse Reservation form. All monies collected are to be dedicated to the Leisure Valley Ranch Activities Account.

8. **PROHIBITED USE OF THE CLUBHOUSE**

- a) Any **function** that involves illegal activities, including consumption of alcoholic beverages by anyone under 21 years of age.
- b) Any **function** that involves pyrotechnics or open flame.