

THE CROSSINGS AT ROCKY SPRINGS

Clubhouse Rules & Regulations

Use of the clubhouse: The Clubhouse is defined in the Declaration of Condominium for The Crossings at Rocky Springs (2002) as Reserved Common Element. From Section 5:3 it can be ascertained that all unit owners or unit owners and residents, or non-residents (21 and over), or guest accompanied by an owner, owner resident or non-owner resident may have use of the Clubhouse.

The following rules and regulations have been set by the Board to ensure a clear sense of what is expected by those who use the facility. Use of the Clubhouse and its facilities by residents and their guests is encouraged. Common sense and respect for the property and others when using the facilities is a must.

1. If not renting the clubhouse, any small group gathering is expected to share the facilities with others. Renters have exclusive use of the main floor of the clubhouse and have priority over non-rental use. Specific information regarding rental is available in the clubhouse or on-line at The Crossings Community website:
<http://www.tcars.info>
2. Meetings, community events and other small group gatherings shall clear usage with Woo-Cat Management at 866-897-7592. Do not enter any event on the clubhouse calendar. The clubhouse committee chair will do so.
3. Resident is defined as a person living in a home unit, is an adult over 21, and is the primary occupant of a unit within the Crossings at Rocky Springs.
4. Groups using, but not renting, the clubhouse facilities are limited to 10 people or fewer for the activity. More than 10 people will require a rental.
5. Scheduled community events are exempt from rental.
6. Smoking is not permitted in the clubhouse or on clubhouse premises.
7. Absolutely no alcoholic beverages are permitted in the clubhouse or on clubhouse area.
8. Other than on a cake, lighted candles or open fire items are prohibited.
9. Entry key cards may be used by residents only.
10. No pets are allowed in the building.
11. If using any of the facilities, the user shall leave the Community Rooms as follows:
 - a. The furniture shall be left in its original location. All wheeled chairs are to be returned to the side rooms.
 - b. All items are to be removed (including ice) from the refrigerator.
 - c. All trash shall be removed from the property, and shall not be disposed of in the Clubhouse waste baskets.

- d. All doors and windows are locked.
 - e. All lights are turned off when leaving building.
12. No tape of any kind or tacks are to be used. Nothing may be hung from ceilings, walls or windows.
 13. Thermostat temperatures are set to 78 in the summer and 65 in the winter. Do not tamper with locked thermostats.
 14. User of the Clubhouse and pool area shall, at all times during occupancy, provide adult supervision for all minors at a suggested ratio of 1 adult to 6 minors under the age of 6 or 1 adult to 10 minors over the age of 10.
 15. Rules for the use of the pool and exercise room are posted at their entrances and must be followed.
 16. User(s) shall vacate the Clubhouse promptly at 10 PM and shall not loiter within the premises or parking lot.
 17. Resident shall be present in the Clubhouse while it is being used, and shall provide adequate supervision at all times.
 18. Loud noise or music shall not be permitted to leave the Clubhouse.
 19. If serving food or drink, tables must be covered and the homeowner assumes the responsibility of removing all traces of such before leaving the Clubhouse.
 20. No food or drink is permitted in the lower level, other than bottled water.
 21. The Association reserves the right to eject the user and/or guests at any time from the facilities if, in the opinion of any officer or agent of the association, the user or the guest's use of the facilities poses any risk of damage to the facilities, or presents a hazard or disruption to the Crossings at Rocky Springs.
 22. User shall comply with all rules and regulations of the Association, and shall comply with the direction and instructions of all officers or agents responsible for the operation and/or security of the Clubhouse. Failure or refusal by the user or any guest to comply with the stated rules and regulations may result in the Management Company or The Crossings at Rocky Springs Homeowner's Association denying further use of the Clubhouse.
 23. Users of the Clubhouse will not hold The Crossings At Rocky Springs Homeowners Association, its members, Board of Directors, Officers, Agents, and employees from any kind and all liability, loss, claims, actions, costs and expenses, including Attorney's fees made against The Crossings at Rocky Springs Homeowner's Association by a homeowner or by any other person arising out of, or relating directly or indirectly to, the use of the Clubhouse, Pool and Exercise Room.

PLEASE NOTE: In the event of a death of a family member of the Crossings community the Clubhouse facilities will be available to the family with the rental fee being waived. Reservations should be made through Woo-Cat Management.