

8.26 RESERVATIONS

8.26.1 An Owner (including, for purposes of this section 8.26 only, an Owner whose Apartment is leased) or a Registered Tenant may bring up to 18 persons to the Recreation Area, if a reservation has been made. Only an Owner or a Registered Tenant may make a reservation. The host Owner or Registered Tenant shall be present at all times when the guests are in the Recreation Area.

8.26.2 The reservation may include the exclusive use of the kitchen and/or recreation room, but shall not include the exclusive use of any other facilities within the Recreation Area (e.g., the pool, spa, barbecues, barbecue area furniture, deck furniture, and deck).

The Association Board or Social Chair may reserve all or part of the Recreation Area for any event that is open to all Owners, in which case the number of attendees is not limited by these Rules and the charges for reservation and use of the Recreation Area shall not apply.

8.26.3 Reservations shall be made no less than 48 hours in advance. Reservations shall be accepted on a first-come, first-served basis. Reservations will not be accepted for the Fourth of July, Christmas, Thanksgiving, Easter, New Year's Eve or New Year's Day.

Owners and/or Registered Tenants are limited to 12 reservations per unit, per year and only one reservation may be in effect at any one time. Each reservation shall not exceed a period of four hours and shall conclude by 8:00 PM at the latest. Only one reservation will be permitted from Monday thru Thursday, and only one reservation will be permitted each weekend (Friday, Saturday and Sunday).

8.26.4 Owners and Tenants shall be responsible for their immediate family and guests and shall ensure that they comply with (1) these Rules, (2) additional rules that may be posted from time to time in the Recreation Area, (3) the directions and requests of the Site Manager and other representatives of the Association (4) the guidelines for clean up after the event. At the request of the Site Manager or other representative of the Association, guests shall provide identification and sign a register or form agreeing to comply with the Rules applicable to use of the Recreation Area. If the guest refuses to comply with the request, the Site Manager or other representative of the Association may direct the guest or any Occupant in the party to leave the Recreation Area and/or all common areas and the guest shall immediately comply. If necessary, the Site Manager or other representative of the Association may direct the entire party, including Occupants and guests to leave, if one of the party refuses to leave or if multiple persons are violating these Rules.

8.26.5 To secure a reservation of the kitchen, recreation room, and/or associated tables and chairs, the Owner or Registered Tenant shall make the required payment and complete and sign the Reservation Form.

8.26.6 Charges. The amounts of the deposit (Reservation Fee, Administrative Fee and Cleaning Fee) shall be established, from time to time, by Resolution of the Board.

8.26.7 The Board shall establish a cleaning deposit to be paid at the time a reservation of the kitchen or recreation room is made. The Board shall establish the requirements for full or partial refund of the deposit, if any.

8.26.8 Any damage or charges for cleaning or as a result of complaints will be assessed to the Owner or Registered Tenant who made the reservation. If assessed to a Registered Tenant, the Owner shall be jointly and severally liable for the assessment.

8.26.9 No paid, outside vendors, including caterers, bartenders, waiters and entertainers, shall be allowed.