

GRASSLAND ESTATES HOMEOWNER'S ASSOCIATION

When reserving the Grassland Estates Clubhouse for a private party, you are responsible for:

- 1) a) The Grassland Estates Homeowner's Association Member (the 'Member') reserving the Clubhouse will be required to issue two checks; one for \$125 cleanup fee and a second for \$150 security deposit, payable to Grassland Estates Homeowner's Association, at the time the key is picked up. For all Christmas party reservations you are required to pay your \$125 non-refundable cleanup fee within 5 working days of the date you make the reservation. The check-in may be done anytime within 24 hours of the scheduled function unless the Clubhouse is reserved the previous day then the key may be picked up after 1:00 p.m.
b) The Member reserving the Clubhouse must be in attendance and is responsible for the conduct of those attending their party and for any damage to the Clubhouse during their use. Any damage or missing items will be repaired/replaced and the cost will be deducted from the \$150 security deposit. Any damage to the Clubhouse at a cost exceeding the security deposit will be billed to the Member reserving the Clubhouse, payment due upon receipt of the bill. Non-payment for repairs and/or replacements, beyond the security deposit, will be referred to the Board of Directors for immediate action and privileges will be suspended.
c) The key should be returned as soon as possible following the function. If the key is not returned by noon the day following the use your security check will be cashed, \$75 will be applied to the replacement of the key and changing locks, and the balance will be held until claimed by the Member who checked out the key.
- 2) An inventory list will be used when reserving the Clubhouse to account for all Clubhouse property and its physical condition.
- 3) The Clubhouse will not be reserved for any Member under 21 years of age. A minimum of one adult Member must be in attendance at all times during any function. Functions for individuals 20 years or younger will require more chaperones.

The Clubhouse is not an adequate facility for functions that will have more than a few children in attendance. The

Facility Manager has the right to reject a booking if there will be children present.

- 4) Consumption of alcoholic beverages on Clubhouse property is restricted to persons of legal drinking age, as prescribed by the laws of the State of Texas.
- 5) All functions held in the Clubhouse must end by midnight. The grounds and pool lighting will automatically go off at midnight.
- 6) Clean up and securing the Clubhouse:
 - a) Clean up from the party must be done the day of the party.
 - b) Return all furniture to original arrangement.
 - c) Remove all perishable items (food, etc.) and empty trash cans.
 - d) Lock all windows and doors.
 - e) Turn off all inside lights and driveway lights.
 - f) Set thermostats, 80 degrees summer and 65 degrees winter.
- 7) The Clubhouse is not equipped with can openers, bottle openers, hot pads, utensils, etc. You must provide your own.
- 8) No Smoking is permitted within the Clubhouse!
- 9) No swimsuits allowed in the meeting rooms of the Clubhouse. Rental of the pool area is not included with the rental of the Clubhouse.
- 10) No candles allowed in Clubhouse.
- 11) B-B-Q equipment is only allowed by approval and in a designated area.
- 12) No music outside Clubhouse.
- 13) Limit of 100 people for any Clubhouse party.

RESERVING THE CLUBHOUSE

To reserve the Clubhouse phone 699-1604. Reservations can not be made more than 3 months in advance. All dues must be current.

Reservations are for the Clubhouse only. The pool, patio and other association facilities will be open and available to all other Grassland residents even though a Member has reserved the Clubhouse.

(RESERVING THE CLUBHOUSE, cont.)

There is a \$125 mandatory cleanup fee associated with the use of the Clubhouse.

At the time you make your Christmas party reservation you will have 5 working days in which to pay a non-refundable \$125 check which will cover the cleanup fee at the time of your use.

NOTE: Rental fees are subject to change at any time

POOL RULES

NO LIFEGUARD ON DUTY! Swim At Your Own Risk!

An adult must accompany children under 12. Adult must be 18 years or older.

Not responsible for accidents or lost articles.

No food, tobacco products or drinks allowed in the pool.

No glass containers.

No throwing objects around pool.

No running, rough or rowdy play.

Small battery stereos only; **KEEP VOLUME DOWN!**

No pets.

No tennis or hard balls allowed in or around the pool.

Only personal-sized floats allowed. No large rafts or floats.

People with infectious conditions are excluded from swimming.

Place all trash in containers.

No bicycles, tricycles, skateboards or rollerblades.

Do not remove pool furniture from poolside.

Appropriate pool attire required. "Thong" type swimsuits are not allowed.

Guest restricted to one guest per family member. Occasional exception for out of town guests visiting in a Member's home will be made. Children under 18 yrs. old are allowed only one guest.

The pool must be reserved for any pool parties - no exceptions!

All residents and their guests must sign in.

SUMMER POOL HOURS

6:00 a.m. – 7:30 a.m. Daily

10:00 a.m. – 10:00 p.m. Daily or AS POSTED

RESERVING THE POOL

- 1) Pool parties must be reserved through the Clubhouse at 699-1604. There is a \$75 clean-up fee.
- 2) Pool parties are limited to a grouping of 30 residents or outside guests. A penalty will be assessed for every person over the 30-person limit.
- 3) No pool parties between the hours of 5pm and 10pm on Friday and Saturday evenings during the month of May.
- 4) BBQ grills are prohibited in the pool area.
- 5) The pool will remain open and available to all Grassland residents during a reserved pool party.

GRASSLAND TENANTS (NON-HOMEOWNERS) POLICY FOR RENTING FACILITIES

With written consent from the homeowner and a refundable damage deposit of \$300 by the tenant to Grassland Estates Homeowners' Association, Clubhouse and pool privileges will be granted to the tenant. If damage in excess of \$300 should occur, the tenant will be the first recourse for the excess amount. In any event, the homeowner has final responsibility.