

# *Martins Crossing Homeowners Association, Inc.*

GRS Management Associates, Inc.  
3900 Woodlake Blvd. Suite 309  
Lake Worth, FL 33463  
P: (561) 641-8554 F: (561) 641-9448

## **Reservation and Rules for use of Clubhouse**

April 20, 2009

The Agreement dated the \_\_\_\_\_ day of \_\_\_\_\_ 2010, between the Martin's Crossing Homeowners Association, Inc. and \_\_\_\_\_, the owner/tenant Residing at \_\_\_\_\_

1. It is agreed and understood between the parties that the clubhouse/recreational facility is a non-exclusive common element in favor of all owners in the community for their immediate families, tenants and invited guests.
2. It is agreed and understood by the undersigned that during the time the clubhouse is reserved, others can also use the pool at the same time.
3. Martin's Crossing 1-10A retains first priority in scheduling parties, events or meetings. Those party and events are open to all residents and their guests, space permitting.
4. The clubhouse is limited to residents of Martin's Crossing Homeowners Association.
5. Member/Tenant making the reservation must be in attendance during the entire reservation period.
6. The clubhouse consists of the main room and kitchen areas.
7. The clubhouse will be limited to 30 people including children for all private parties.
8. The responsible Resident adult over 21 years of age must supervise anyone less than 18 years of age while in the clubhouse. The required supervisory ratio is 8 children per one adult supervising.
9. Applicants are instructed to review the use rules for the pool and recreation areas.
10. Fitness center interior access door is to remain closed and locked at all times and secured before departing. Use of the fitness area is prohibited.
11. Shirts and footwear are required at all times while in the clubhouse.

12. Wet bathing attire/suits are not permitted in the clubhouse.
13. Pets are prohibited from the clubhouse or pool enclosure. Special consideration is given to service dogs of disabled persons.
14. Smoking is prohibited within the clubhouse.
15. It is agreed between the parties that alcoholic beverages are not allowed at the pool or clubhouse.
16. No glass containers are allowed in the pool area.
17. Floor should be kept free of spills during the event to safeguard against slipping.
18. No furnisher, tents, displays, games entertainment devises are allowed to be installed on the common grounds without written prior consent of the Board of Directors.
19. Parry or event decorations shall not be attached or fastened to the walls or trim of the clubhouse except by removable tape. No tack, nails, pins or other means of attachment are permitted.
20. Music must be contained to the inside of the clubhouse and kept at a level as not to cause a nuisance.
21. All doors and windows are to be kept closed when air conditioner is in use.
22. All events must conclude no later than 11:00PM.
23. Return stackable chairs to area designated by property manager if applicable.
24. All food, waste, gift boxes and personal items must be removed from the clubhouse and disposed at the personal residence immediately at the conclusion of your reservation. This is required to prevent evening animals from accessing the garbage and food waste after your reservation is concluded and make ready for the next party reserving clubhouse.
25. Kitchen counters, refrigerator and all furnisher shall be cleaned and/ or returned to their original position.
26. Floors and carpet are to be swept, spot mopped/cleaned and entry door glass spot cleaned.
27. Remove all decorations at event conclusion.
28. Return air conditioner to 78 degrees.
29. Close and secure all windows and doors upon exiting.

30. Return the entry Key to Property manager pursuant his direction. Failure to return the key for any reason as agreed will result in a \$ 50.00 replacement charge.
31. The Association reserves the right to deny anyone use of the clubhouse and pool area for failure to obey the rules.
32. It is agreed that the undersigned will indemnify and hold harmless the Martin's Crossing Homeowners Association inc. and GRS Management Associates, Inc. from any property damages or bodily injury arising out of the use of the clubhouse/ recreational facility. It is further agreed that the undersigned will assume responsibility for any invited guests.
33. In order to secure the clubhouse applicant must at time of reservation issue payment of the \$50.00 use fee and a \$ 300.00 damage deposit which will be collected and deposited. If no damage is present and the facility is in good order and as agreed in the above policies a refund check will be issued within 14 days of the concluded event. Please make checks payable to martin's Crossing Home Association at time of reservation.

I \_\_\_\_\_ residing at \_\_\_\_\_  
 wish to reserve the clubhouse for an event/party on \_\_\_\_\_ 2010  
 between the hours of \_\_\_\_\_ AM-PM till \_\_\_\_\_ AM-PM  
 and I agree to abide by all these rules as well as those  
 policies of the community regarding pool , tennis, Tot Lot and  
 clubhouse use.

Telephone Number \_\_\_\_\_ Email Address \_\_\_\_\_

\_\_\_\_\_  
 Print Name

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Board Member/Representative

\_\_\_\_\_  
 Signature-Capacity

# *Martins Crossing Homeowners Association, Inc.*

C/O G.R.S. MANAGEMENT ASSOCIATES  
3900 WOODLAKE BLVD., SUITE 309  
LAKE WORTH, FL 33463

Phone (561) 641 8554

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## **MARTINS CROSSING CLUBHOUSE RESERVATION** **CLEAN UP AND USE POLICY**

Thank you and I hope you enjoy the use of the Martins Crossing Clubhouse.

The following are just a few simple Rules regarding Use and what is required during the reservation and when the reservation is over.

**Remember the clubhouse and pool area are for the peaceful enjoyment of ALL residents.**

1. SMOKING IS PROHIBITED IN THE CLUBHOUSE
2. Do not allow any persons in the fitness center. Keep fitness door locked at all times as access is only to be by card key from the exterior entrance directly into the center.
3. Turn air conditioning on when arriving and please turn off upon departing.
4. Do not allow office phone or copy use.
5. Dispose of garbage either in the container to the left when exiting the clubhouse or at your residence. This will prevent evening animals from getting into food waste after your reservation is over and make it presentable for the next Party.
6. Vacuum and spot dress any stains on floors.
7. Wipe off tables, chairs, entry window glass.
8. Remove **all** decorations-DO NOT USE TACKS or stick pins etc. to decorate-USE REMOVABLE TAPE. This will prevent damage to drywall and painted surfaces.
9. Clean the kitchen, sink, refrigerator etc. upon leaving.
10. Stack stackable chairs as were found.
11. Impress upon your guest to respect the facility.
12. Make sure all doors are pulled shut, windows closed and locked.
13. Return the key to Jim Andersen per instructions.

Remember, the facility in excellent condition for the next reservation .Clean and free of debris. It is a courtesy we would all enjoy.

Thank You  
Jim Andersen, Property Manager