

HILLSBORO CONDOMINIUM OWNERS ASSOCIATION RULES FOR CLUBHOUSE USE OWNER/RESIDENT CONSENT AND USAGE AGREEMENT FORM

The clubhouse is a Common Element of the Hillsboro Condominium Owners Association and is available for use by any Owner/Resident in good standing (Lessees are members to the extent stated in their Leases). A full-time Resident must accompany any Persons using any of the Clubhouse facilities at all times. All Owners, Residents, and Guests are required to abide by the following Rules and Regulations:

- I. A **CASH** deposit of **\$100.00** is required prior to utilizing the clubhouse for an authorized event. The -theatre room/conference room key is available at the Management Company if you are scheduled to utilize these clubhouse amenities. The \$100.00 deposit is to protect Hillsboro against property damage and will be refunded after the required clean up is completed and inspected by a Committee Member or other authorized Agent. There is also a **\$25.00 cash, non-refundable "usage fee"** which is kept for janitorial services, supplies, and maintenance. Owners/Residents are responsible for all required cleaning, including professional cleaning if necessary. Owners/Residents will receive one (1) opportunity to rectify any cleaning discrepancies noted during the inspection, after which the required cleaning will be completed by a hired professional, with all cleaning costs, maintenance and repairs paid for by the Association and posted to that Owner's account. If all related cleaning costs and fees are not paid within 60 days, the Board may, in its sole discretion, initiate legal action against said Owner's account, pursuant to the Hillsboro Declaration of Covenants, Conditions and Restrictions and Rules and Regulations. **NOTE:** The Owner will be notified of any assessment/pending assessment against the deposit within forty-eight (48) hours. Deposits will be held for no more than forty-eight (48) hours after the scheduled event unless otherwise notified. **(If you have reserved the clubhouse and plans change where you no longer will be using it, you must notify Z & R within 24 hours to cancel. Failure to notify Z & R of your cancelation will result in a fee of \$25.00).**
- II. Access to the clubhouse is done via electronic access card, which is obtained through the Management Company. **NOTE:** There is no re-entry to the clubhouse after 10:00 P.M.
- III. Only an adult Resident may reserve the Clubhouse. **Any tenant wishing to reserve the Clubhouse must submit written permission from the Unit Owner with the request for reservation.** The Resident reserving the Clubhouse must be in attendance throughout the function.
- IV. Reservations may not exceed one day (5 a.m. to 10 p.m.) and overnight use is prohibited.
- V. Reservations may not be made for more than one (1) day at a time.

- VI. The clubhouse capacity is eighty-nine (89) persons. The maximum number of persons is determined by the Colorado Springs Fire Department and must be strictly adhered to.
- VII. No commercial, promotional, sales or other similar event is permitted at the clubhouse.
- VIII. No unlawful use of the clubhouse will be permitted.
- IX. Pets are strictly prohibited from the clubhouse. The only exception is for handicapped and seeing-impaired persons. In the event that a seeing-eye dog is necessary, a copy of the appropriate documentation confirming the status of the person and their disability will be provided to management prior to using the clubhouse.
- X. Barbecue grills are not permitted in, or in the vicinity of, the clubhouse or pool.
- XI. Reservations for using the clubhouse do not include the fitness room, swimming pool and hot tub. Other Owners/Residents may not be impeded in their ability to utilize these facilities during a scheduled event.
- XII. By signing below, the Hillsboro Owner/Resident agrees that he or she is responsible for the actions and conduct of him or her and guests and furthermore agrees that he or she is responsible for all damages caused to the clubhouse or pool facility.
- XIII. No loud or disorderly conduct will be permitted. Live bands, DJ's and all other such types of events, regardless of the number of people in attendance, shall not be permitted. Colorado Springs Police Department may be notified if any of these conditions exist and the Hillsboro Owner/Resident signing below is subject to all civil penalties that apply and action by the Board of Directors, pursuant to the Hillsboro Declaration of Covenants, Conditions and Restrictions and Rules and Regulations.
- XIV. **SMOKING IS STRICTLY PROHIBITED INSIDE THE CLUBHOUSE.**
- XV. Planters shall not be moved.
- XVI. Clubhouse furniture (including folding tables and chairs) must remain inside the Clubhouse building.
- XVII. The sofa, armchairs and coffee table in the main area of the Clubhouse shall not be moved.
- XVIII. The Hillsboro Owner/Resident signing below hereby agrees to indemnify and hold harmless the Hillsboro Condominium Owners Association, Inc., its' Board Members, Volunteers, Committees, and all other Agents from any and all claims, demands, fines, lawsuits, actions, proceedings, orders, decrees, judgments or other such type matters of any kind or nature by or in favor of anyone whomsoever and from and against any and all costs and expenses, including attorney fees and all other fees, resulting from or in connection with loss of life, bodily or personal injury, property damage or other loss arising, directly or indirectly, out of or from or on account of any occurrence in, upon, about, at or from the clubhouse or occasioned wholly or in part through the use of the clubhouse, any improvement or appurtenances or Common Elements thereto, or by an act and/or omission of the Association Member and their Guest, Agent or Invitee, in, upon, about, at or from the clubhouse or appurtenances or Common Elements.

HOURS OF OPERATION

Clubhouse (including theatre room, conference room and fitness room):

5:00 A.M. - 10:00 P.M. daily

Swimming pool and hot tub:

8:00 A.M.-10:00 P.M. daily

CLUBHOUSE CLEANING REQUIREMENTS

1. Furniture will be wiped and dusted and returned to original locations. Carpeted areas will be vacuumed, moving furniture as necessary.
2. Carpet stains will be cleaned with a mild detergent and dried.
3. Kitchen area will be cleaned, including microwave, refrigerator, sink, cabinets, countertops, stools and all other items. **Note:** There is a medical kit in the kitchen for **minor** cuts and scrapes. If a **serious** medical emergency should arise, please immediately call **911**.
4. Restrooms will be cleaned as necessary.
5. Tiled areas will be wet-mopped (kitchen, entry, restrooms).
6. All trash will be removed from the premises and properly disposed of and trash bags replaced.
7. Theatre room and conference room will be vacuumed and cleaned as necessary (if utilized). **All chairs will be returned to their original locations.**
8. The user is responsible for leaving the Clubhouse in a clean condition. All decorations, including balloons, must be removed following use. Do not leave food in the refrigerator or anywhere else in the Clubhouse. Please take with you everything you brought.

Hillsboro Owner/Resident is responsible for promptly reporting any damages to the Management Company. Please also report clubhouse lights that may be out and/or shortages in cleaning supplies.

By signing below, the Hillsboro Owner/Resident acknowledges that he/she has read this clubhouse usage agreement form and agrees to the terms outlined herein and that failure to abide by these terms will result in the revocation of said clubhouse privileges, pursuant to the Hillsboro Declaration of Covenants, Conditions and Restrictions.

HILLSBORO CONDOMINIUM OWNERS ASSOCIATION, INC. POOL & HOT TUB RULES

(All Pool and/or Hot Tub Users Must Shower Prior to Using the Pool or Hot Tub)

The Clubhouse Does NOT Have Shower Facilities

ALCOHOL POSSESSION AND/OR CONSUMPTION IS STRICTLY PROHIBITED.

THIS INCLUDES THE CLUBHOUSE AND POOL & SPA FACILITIES.

1. **RESIDENTS, MEMBERS OF THEIR FAMILIES AND GUESTS ARE WELCOME TO USE THE POOL AND HOT TUB.** Each residence is issued four (4) pool passes, which must be with residents and guests at the pool. A Pool Committee member will randomly check for pool passes. Anyone without a pool pass will be required to leave the pool area.
2. **ENTRY INTO THE POOL AREA SHALL BE THROUGH THE GATE ONLY.** Climbing over the fence is strictly forbidden. Please do not enter or exit pool area through the Clubhouse.
3. The pool gates must be closed at all times. **NO LIFEGUARD IS ON DUTY. POOL USE IS AT THE RISK OF THE USER.**

The Managing Agent, Board Members, grounds maintenance personal, or any other authorized individual, has the authority to close the pool at any time due to weather conditions, health or safety considerations etc. **THEY ALSO HAVE THE AUTHORITY TO REMOVE ANY PERSON OR PERSONS FOR VIOLATION OF ANY OF THE RULES**

4. **FOREIGN MATTER, FOOD, OR DEBRIS MUST NOT BE THROWN INTO POOL OR HOT TUB.**
5. Reservation of the pool area for private use is not permitted. Reservations for the clubhouse **DO NOT** include the pool, hot tub, or pool area.
6. **ANY OBNOXIOUS, INTOXICATED PERSON, OR OTHERWISE UNWELCOME PERSON OR PERSONS, WITH OR WITHOUT POOL PASSES WILL BE REMOVED FROM POOL AREA.** Use of illegal substance by any person in pool area is forbidden and will result in removal from said area. Arrest and prosecution may result.
7. **EXCESSIVE NOISE WILL NOT BE TOLERATED IN THE POOL AREA AT ANY TIME.** Only sound equipment with earphones for personal use is allowed.
8. **NO GLASSWARE IS ALLOWED IN POOL AREA.** Food and drinks in plastic or paper containers are permitted. **NO FOOD OR DRINK IS ALLOWED IN THE POOL OR HOT TUB.**
9. **TRASH MUST BE PROMPTLY DEPOSITED IN THE CONTAINERS PROVIDED.**
10. Roughhousing, running, spitting, undue splashing, diving or the use of obscene language is not permitted in pool area.
11. **INDECENT, LEWD OR OBSCENE ACTS THAT COULD OFFEND OTHERS IN POOL AREA OR HOMES AROUND THE POOL, IS STRICTLY PROHIBITED.** Please remember children are welcome guests at the pool area also.

12. **AN ADULT, PARENT, OR GUARDIAN, OVER THE AGE OF 18 MUST ACCOMPANY AND REMAIN WITH CHILDREN UNDER THE AGE OF 14.**
13. A resident with pool privileges must accompany all guests.
14. **DIVING IS STRICTLY PROHIBITED.**
15. Proper swimming attire must be worn in the pool and hot tub. **ANYONE WEARING A DIAPER MUST WEAR A SWIM DIAPER.**
16. Bobby pins, hairpins or clips must be removed before using the pool or hot tub. Hair ties are required for any male or female, with hair longer than shoulder length.
17. **NO CHILDREN UNDER THE AGE OF 16 MAY USE THE HOT TUB WITHOUT ADULT SUPERVISION. ALL USERS OF THE HOT TUB MUST FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR USE.**
18. **NO PETS ARE ALLOWED IN THE POOL AREA.**
19. Persons with infectious diseases, open sores, bandages, or recent vaccinations are not allowed in the pool or hot tub.
20. As our pool is small, floats, boards, inner tubes are not permitted in the pool. Small ring type flotation (class I) devices, typically used for children, are allowed.
21. **SMOKING IS NOT ALLOWED IN POOL, HOT TUB, OR THE POOL AREA IN ITS ENTIRETY.**
22. **POOL HOURS ARE POSTED ON SIGNS AROUND THE POOL.**
23. **ANY PERSON OR PERSONS OBSERVED IN POOL AREA BEFORE OR AFTER HOURS WILL BE SUBJECT TO ARREST AND PROSECUTION FOR TRESPASSING.**
24. **THE POOL AND HOT TUB OPENS MEMORIAL DAY AND CLOSSES THE DAY AFTER LABOR DAY (weather permitting).**

PLEASE LEAVE THE POOL AREA PROMPTLY AT CLOSING. Not doing so may result in the Colorado Springs Police being called. Remaining in the pool area after hours is considered trespassing.

HILLSBORO DOES PROSECUTE VIOLATORS.

PLEASE BE CONSIDERATE OF YOUR NEIGHBORS. PICK UP YOUR FOOD, PAPERS, WRAPPERS, CUPS, ETC. BEFORE YOU LEAVE THE POOL AREA. FOOD AND DEBRIS FALLING OR BLOWING INTO POOL OR HOT TUB MAY RESULT IN COSTLY REPAIRS AND DOWN TIME.

Remember that repairs do affect our monthly Homeowner dues.