



The following guidelines have been approved by the Strawberry Homeowner's Association Board of Directors to replace Article VIII of the current Rules and Regulations manual. An ongoing revision of the manual is currently in progress. Further revisions will be forthcoming as they receive board approval.

**VIII. Clubhouse and Recreation Centers**

**A. Use of the clubhouse and recreation centers is subject to Article VIII of the Declaration. Use, as indicated in this article is subject only to such rules and regulations as may, from time to time, be established by the Board as aforesaid. Users who are found to have violated established rules and regulations are subject to fines and/or penalties.**

**B. Definitions:**

**1. Clubhouse and Recreation Center Areas: those common elements of the complex which include the following areas for access by authorized resident.**

- a) Hospitality Room with Kitchen*
- b) Upstairs Game room*
- c) Laundry Room*
- d) Mailroom*
- e) Fitness Center*
- f) Men's and Women's Restrooms*
- g) Outside deck, patio, and porch areas*
- h) Inside Hallway*
- i) Pool and Pool Deck area*
- j) Tennis and Basketball Courts*

**2. Restricted Clubhouse Areas: these areas may only be accessed by authorized personnel with specific Board approval. These areas include but are not limited to:**

**a) First and Second floor Storage and Office Areas.**

**b) Basement**

**3. ser:** Commonly defined as resident owner(s) of record and their adult family member occupants, approved tenant(s), and guests when only in the company of their host owner resident or tenant resident. Unit owners who lease their units and no longer reside in the complex surrender all privileges to use of these common areas to their designated tenant occupant.

**4. Children:** Defined for these purposes as any child 17 years of age or younger.

**5. "Good Standing:"** A resident owner, owner/landlord, ~~or tenant~~ in good standing is one in which all financial obligations to the Association are met to date, have no outstanding fines or violations, has provided the Association with all necessary information requested by the Declaration to be on file, is in compliance with all permits and registrations that are required by the Association Declaration and the Law.

**C Smoking is strictly prohibited in all interior areas of the clubhouse. All smoking materials are to be disposed of in proper receptacles.**

**D Shirts and footwear are required to be worn in all interior areas of the clubhouse.**

**E No wet swimwear is to be worn in the fitness center, hospitality/game rooms, laundry room or mailroom. Swimmers are asked to use the exits at either end of the interior hallway and adjacent to the restrooms when leaving the building.**

**F. No animals are allowed in any clubhouse and recreation areas with the exception of registered service animals. (Defined under future Article II).**

**G. Users must be responsible for keeping all common areas litter free and in good operational order. Users are responsible for clean-up after their use. All should be mindful to use electricity and lighting conservatively. Lights should be turned off when not in use.**

**H. It is recommended that users utilize unbreakable beverage and food containers when using the common areas. Any glass or ceramic items are strictly prohibited in the fitness room, pool, and pool deck areas.**

**I. General quiet times are from 10:00 p.m. to 8:00 a.m. Sunday evenings to Friday mornings. Weekend quiet times are from 11:00 p.m. to 8:00 a.m. Friday evenings through Sunday mornings.**

These rules apply to noise levels that are both inside a resident's unit and outside. No loud construction or repairs can be conducted during these quiet times. Everyone shares common walls so please be considerate of your neighbor.

#### **J. Key Fobs**

1. Each unit owner will be initially issued two key Fobs. Owner/landlords must provide authorization to management in order to issue approved tenants these two key fobs. There is a limit of two fobs per unit.

2. Lost or stolen fobs should be immediately reported to management. Any replacement of a key fob will be at a cost of \$50 to the unit owner. Charges are subject to change.
3. Only key fobs are to be used to enter a common area doorway. Doors may not be forced open or propped open.
4. Users are only allowed access for themselves with other family members and guests.
5. Users may not authorize any children to use the fobs.
6. Individuals shall not request nor use another occupant's FOB for access.
7. Full fob access privileges to the clubhouse and recreation areas will be given to unit owner residents in good standing. Those residents not in good standing will be restricted to limited access.
8. Full access is to all unrestricted areas of the common areas of the clubhouse and recreation center.
9. Limited access at minimum will be through the main door to the mailroom and the laundry room areas.
10. Users who fail to comply with the above guidelines are subject to restricted access and/or fines.

#### **K. Hospitality Room and Game Room**

1. Users in good standing may utilize these common areas from 8:00 a.m. to 10:00 p.m. Sunday through Thursday and 8:00 a.m. to 11:00 p.m. Friday and Saturday. Times and days are subject to change.
2. Users are restricted from using these areas on days when private events are scheduled.
3. Access to this common area is by key fob only. Doors may not be forced open or propped open.

4. Children are not allowed in these common areas without direct adult supervision.
5. For the comfort and security of other users, no loud or uncontrolled behavior will be tolerated.
6. Only personal listening devices with headphones are allowed for use in the Hospitality/Game room and outside deck areas.
7. The pool table and shuffleboard table will not be moved by user. These actions alone are subject to violations and fine of \$200.
8. The kitchen area may only be accessed by adults. Users will be responsible for any clean-up if the area is used. No food or beverages may be left in the refrigerator/freezer for personal use. There will be no improper disposal of food items, bones, or grease down either of the sink drains.
9. Users accept all responsibility and liability for use of this area and do not hold the Association responsible for any lost or damaged items and any injury resulting from use of the area.
10. Only 4 guests per authorized unit are allowed. The owner resident/tenant resident must remain with guests at all times.

#### **L. Private Events in the Hospitality/Game Room Areas**

1. The Hospitality & Game Room Areas are available for rental to those owner occupants and tenant occupants in good standing only.
2. Users accept all responsibility and liability for use of this area and do not hold the Association responsible for any lost or damaged items and any injury resulting from use of the area.

3. The rental of the Hospitality/Game Room requires the user to sign a **rental agreement** with the Association or its designated representative.

4. This **rental agreement** outlines in further detail the rules and regulations of use. These rules include but are not limited to the following and are subject to change:

- a) *Events are limited to 75 persons.*
- b) *Access to the area will be by designated **job**.*
- c) *Event attendees are restricted to use of the Hospitality/Game rooms, rest rooms, and outside clubhouse deck areas only.*
- d) *The resident/host will remain at the event throughout its entirety and accepts the responsibility as the host in charge.*
- e) *No alcohol will be served to anyone less than 21 years of age.*
- f) *No activities deemed illegal will be conducted during the event.*
- g) *A corporation, business, or organization may rent the facility if an owner resident will sponsor the group and remain present as host.*
- h) *A \$75 **cash only** rental fee is required at the time of reservation. This fee is forfeited if the reservation is cancelled less than 30 days prior to the event.*
- i) *\$300 **cash** security deposit due by the day of the event.*
- j) *Security deposit will be refunded if no violations, damages, or disturbances, are reported.*
- k) *The resident/host must enforce all no smoking rules or be subject to fines and restrictions.*
- l) *No loud, boisterous behavior or roughhousing is allowed in the hospitality room, game room, or outside deck area. No climbing or sitting on railings or game tables allowed.*
- m) *All applicable guidelines under Article VIII section K must be followed.*
- n) *Attendees are allowed to park in GUEST spaces only.*
- o) *Temporary parking in the fire (red) zone is allowed only for immediate loading and unloading.*

*p) Driving or parking on the walkways or grass is subject to an immediate fine and loss of clubhouse privileges.*

*q) Rental period will not exceed 8 hours without prior Association approval. The period may commence as early as 8:00 am but not to extend beyond 12:00 am (midnight) Saturday or Sunday mornings or 10:30 pm Sunday through Thursday nights.*

*r) All music will be kept at a reasonable volume and must be turned off ½ hour before the end of the event.*

*s) Resident/Host is responsible for all clean-up and trash removal from the Hospitality/Game rooms, parking lots and surrounding areas. The condition of the restrooms must be checked, spills removed and any litter picked up.*

### **M. Fitness Center**

1. Fitness center access is available 24 hrs. daily. This is subject to change.
2. Access to this common area is by key fob only. Doors may not be forced open or propped open
3. Users are restricted to the use of personal listening devices with headphones when other users are in the center and during the quiet times of 10:00 p.m. and 8:00 a.m.
4. Children 17 years of age and younger are restricted from using this area.
5. User accepts all responsibility and liability for use of this area and does not hold the Association responsible for any lost or damaged items and any injury resulting from use of the area.
6. User agrees to comply with all posted instructions for equipment/sauna use in the fitness area.
7. No equipment will be removed from the fitness area.
8. Users will take care to wipe off equipment after use. Users will take care to properly dispose of litter.
9. No wet swimwear is to be worn while using equipment.

10. No nudity allowed in sauna.
11. No food is allowed in the fitness center. All glass and ceramic containers are prohibited from the area. All beverages must be in an unbreakable covered container.
12. Appropriate attire (tops/bottoms) and athletic footwear must be worn in the fitness area while using equipment.
13. Only 2 guests per authorized unit are allowed. The owner resident/tenant resident must remain with guests at all times.



## **N. Laundry Room**

1. The laundry room is available for use at all times. This is subject to change.
2. Use of the Laundry room is for residents only.
3. Children 17 years of age and younger shall be under adult supervision at all times.
4. No ironing allowed in the laundry area.
5. No dye may be used in washing machines.
6. Laundry may not be done as a business or to supplement income.
7. Users will take care to follow all directions for equipment usage.
8. User accepts all responsibility and liability for use of this area and does not hold the Association responsible for any lost or damaged items and any injury resulting from use of the area.
9. Should any piece of laundry equipment not be working properly, the user will affix a "Do Not Use" notice on the machine and contact the designated service company to report the problem.
10. Users will immediately remove clothing from washers and dryers after cycles are completed for the convenience of other users.
11. If clothing items are found in machines that have completed their cycles, a user may remove such items for their convenience if no other machines are available.
12. Any items left in the laundry room area are subject to disposal.
13. Users will take care to keep the laundry room clean and swept.

## **O. Mailroom**

1. The mailroom is available for use at all times.
2. Only a key fob is to be used to access this area. Doors may not be forced open or propped open.
3. Children 17 years of age and younger shall be under adult supervision at all times.
4. Federal law prohibits anyone from placing anything in mailboxes except by authorized U.S. Postal Service personnel.
5. User accepts all responsibility and liability for use of this area and does not hold the Association responsible for any lost or damaged items and any injury resulting from use of the area.
6. Only unit owners and tenants may post messages, notes, or ads on the bulletin board area. Notices must be dated. There is a 30 day limit for posted notices. Notices may be reposted with new dates after that time.