

LEXINGTON LAKES HOMEOWNERS' ASSOCIATION, INC.

CLUBHOUSE USAGE REQUEST and CONDITIONS OF USAGE

Occasionally homeowners may request to use the clubhouse interior space for a personal function such as a birthday party or memorial gathering. Homeowners are hereby notified that meetings of the Board of Directors, Association committees and community meetings take precedence over personal functions and may take place concurrently with any reserved use of the clubhouse if space allows. Lexington Lakes residents are always entitled to access the clubhouse and pool area, including during any personal function.

Prior Association approval is needed to hold a personal function in the clubhouse. Please fill out this request form and **place it in the suggestion box in the clubhouse to request approval for your function.** The Association's management company will contact you after your request has been processed. Completing and signing this form constitutes your acknowledgment and acceptance of the conditions of usage as outlined in this form, and you will be required to also separately execute a Release, Indemnification and Defense Agreement. The Association reserves the right to deny a homeowner use of the clubhouse space for a personal function if the clubhouse space has previously been reserved on the date and time requested and/or for any reason consistent with the Association's governing documents and/or policies. Conditions for use of the clubhouse space for a personal function include:

- Homeowners requesting use of the clubhouse space for a personal function must be current on all monetary obligations to the Association.
- Neither the undersigned homeowner nor any of his or her guests may park vehicles on the grass or block roadways or driveways.
- The legal drinking age in Florida is 21. Persons hosting the personal function are responsible for ensuring that alcohol is not consumed at the personal function by anyone younger than the drinking age. Persons who are intoxicated may not operate a motor vehicle on the Association's property. All behaviors not consistent with responsible drinking are prohibited.
- Clubhouse rules must be followed. (See reverse)
- Homeowners requesting use of the clubhouse space for a personal function must complete the Release, Indemnification and Defense Agreement.
- Caterers, outside vendors and entertainers must present business license and proof of insurance to the management company prior to event.

Print Name _____

Address _____

Contact phone _____ E-mail _____

Event Day/ Date _____

Event Start Time/End Time _____

Type of Event _____

Number of Guests _____

Signature _____

The property manager will let you know whether your request is approved or denied.

Clubhouse Rules:

1. Residents and their guests who utilize the clubhouse space for a personal function are required to leave the clubhouse in the same good condition in which it was found, i.e.
 - a. Tables and chairs returned to their original location;
 - b. Trash bagged and removed from the clubhouse. Trash removal is the responsibility of the event hosts. The community trash haulers do not pick up at the clubhouse;
 - c. Leftover food, open containers and any alcoholic beverages removed from the refrigerator and the clubhouse at the close of the social event;
 - d. Thermostat reset to 78 degrees, lights and fans turned off, and doors locked at the close of the event;
 - e. The clubhouse will be inspected following the event, and a cleaning fee may be levied to the event host if appropriate.
2. Community members cannot be restricted from usual access to the clubhouse and pool area during any homeowner's personal function. Private events do not grant exclusive use.
3. Permission to use the clubhouse for a personal function does NOT include use of the pool, pool area or tennis courts.
4. The north doors from the clubhouse to the pool area, and from the rest rooms to the pool area, allow easy access to the pool area from the clubhouse. These doors cannot be locked due to fire code regulations. Persons hosting personal functions are required to inform their guests of this and ensure that fire code regulations are not violated.
5. The clubhouse is closed between 11 p.m. and dawn, unless authorized in advance by the Board of Directors. Functions cannot be scheduled to end after 11 p.m.
6. Lexington Lakes observes a smoke-free policy in the clubhouse.

EXERCISE EQUIPMENT, POOL, POOL AREA AND TENNIS COURTS

None of these facilities is available to event hosts or their guests during personal functions in the clubhouse space.

Property Manager: GRS Community Management
561-641-8554 residentservices@grsmgt.com