

# Pines Condominium Rules and Regulations for the Clubhouse

All Resident Owners and renters are obliged to live by these rules. Please read them and become familiar with them. It is your responsibility to see that your guests also abide by these rules. These will enable all residents and their guests to occupy, enjoy and appreciate the benefits of the clubhouse and pool. Everyone is expected to treat the property with care, courtesy, and respect.

## **Clubhouse**

### **Reserving the clubhouse:**

Reservation requests are to be made to our property management company, Kentucky Realty. Their contact info is:

Phone – (502) 473-0003

Email – [bh@kentuckyrealtyonline.net](mailto:bh@kentuckyrealtyonline.net)

Address – 3944 Bardstown Rd. Louisville, KY 40218

### **Fees and Deposits:**

For ALL clubhouse rentals, there is a refundable security deposit required. If you are a resident owner the deposit is \$50. If you are a renter, the deposit is \$100. Your deposit will be returned after the clubhouse has been checked and everything is clean and in order.

- For groups of 1-10 people there is no charge to rent the clubhouse.
- For groups of 11+ there is a \$45 fee to rent the clubhouse.

### **The clubhouse areas are:**

- Social/living room
- Dining area
- Pool table/game room
- Exercise room
- Bedroom and adjoining bathroom
- 2 restrooms
- Kitchen
- Pool and Patio area

**Areas NOT included is rental of clubhouse:**

- Exercise room
- Pool and Patio area (additionally when the pool is closed for the season this area is off limits)
- Bedroom and adjoining bathroom (The bedroom can be rented for an additional \$40/night. If you are renting the bedroom, you must furnish your own linens, towels, washcloths and soap)

**Rules:**

All children under the age of 18 must be accompanied by an adult at all times.

No resident may reserve the clubhouse for use by a non-resident or a business, social or charitable organization. The clubhouse is only for parties and meetings for Pines residents.

The resident who reserves the clubhouse must be present at all times during its use.

No animals (except service animals) are allowed in any part of the clubhouse/pool area.

Smoking is prohibited inside of the clubhouse and pool area. A container is provided outside the front door for tobacco waste. Please remember to clean up all waste before you leave.

The pool table should only be used by those who properly care for it. Do not place drinks or anything else on the pool table.

Leave a minimum of 2 parking spaces open in front of each of buildings 4, 5 and 6.

The maximum number of people allowed in the dining area is 46. The maximum number allowed in the clubhouse total is 65. Both of these numbers are set by the fire marshal.

Closing time for the clubhouse is 12 (midnight). All persons should vacate at that time.

**After using the clubhouse:**

Make sure all lights are turned off.

Make sure ALL doors are locked.

Make sure the thermostat is set to the correct settings (It should be set to "automatic" and set to 60 degrees in the summer/85 degrees in the winter)

Make sure the oven is turned off if it was used.

The resident who rented the clubhouse assumes all liability for any damage to the clubhouse, contents and surrounding areas during their reserved functions.

A designated member of the board will check the clubhouse within 48 hours of rental to make sure everything is clean and in order. A checklist is located in the kitchen for your convenience. Below is a list of what needs to be done:

- All trash emptied
- All food removed (including food in fridge)
- Furniture properly arranged
- Floors swept/mopped as needed
- Sink/counter/dishes cleaned
- Restrooms clean
- No tape or marks on wall/counters/windows
- Pool cues and balls returned to their proper places and pool table covered
- No damage to walls/furniture/any other part of the clubhouse
- Thermostat adjusted to proper setting
- Television and all lights turned off
- Stove and all other appliances used turned off
- Doors locked
- Hallway door closed and locked
- Blinds pulled down and straightened

After the designated board member deems everything in order, you will receive your deposit back from Kentucky Realty.

These updated rules are effective March 1<sup>st</sup>, 2017.