

Section II

CORNERSTONE COMMUNITY CENTER (CLUBHOUSE)

The Cornerstone Community Center, also called the Clubhouse, is available to, and limited to all Cornerstone Residents, including Unit Owners and their immediate renters or leases. Clubhouse reservations, fees and rules are specified below. The designated Clubhouse Chairman will determine if the requested activity is appropriate and falls within the parameters of these rules.

II. 1. RESERVATIONS/ RENTAL FEE

- A. The reservation fee is \$50.00, payable at the time a reservation is made. The fee will be made payable to Cornerstone HOA and delivered to the HOA Treasurer. A separate \$200.00 deposit check to cover cleaning, if not performed as specified by these rules or any damage to the clubhouse or grounds, must be given to the Clubhouse Chairman within 15 days of the event. If the Clubhouse Chairman determines that cleaning has been properly carried out and that there has been no damage the deposit check will be returned to the reserving party. If damage has occurred in excess of \$200.00 the reserving party will be charged for the cost of repairing the damage.
- B. The Management Treasurer will notify the Chairperson that the check has been received. Reservations for January through October may be cancelled with the Chairperson 48 hours prior to the scheduled activity with a full refund. If cancelled less than 48 hours, the refund will be forfeited. Cancellations for reservations for November and December must be made at least 60 days in prior to the reservation or the refund will be forfeited.
- C. The Clubhouse is not to be used for any commercial purpose.
- D. The electronic door code is strictly reserved for Unit Residents only and is not to be given to any non- resident (including those who may be related to the renter) whatsoever.

II. 2. RESTRICTIONS/RULES

- A. The South Jordan Fire Department regulations limit the total capacity for any activity to one hundred ten (110) persons within the Clubhouse.
- B. Meals are not to be prepared in the Clubhouse. Stoves may be used only for keeping food warm. Catered Meals may be used.
- C. Windows are to be kept closed.
- D. Excessive noise or sound equipment is not to be used inside or outside the Clubhouse. Smoking and alcoholic beverages are prohibited inside and outside the Clubhouse.
- E. Pets are strictly prohibited within the Community Center (Clubhouse) and should not be present for any Clubhouse activity.
- F. Owners are responsible for setting up and taking down tables and chairs. No furniture (couches, large chairs or tables) is to be removed from the main room. All tables, chairs, and furniture must be returned to its original position. To prevent damage, if couches or overstuffed chairs are moved they are to be lifted and not pushed or slidden across the carpet. Any damages of equipment will be back-charged to the renter.
- G. Tables and chairs are not to be taken out of the Clubhouse for private use.
- H. Unit owners using the adjacent park are required to clean everything left there. Children are not allowed to climb on the railings, rock wall, trees, flagpole, cable equipment, buildings, roofs or into window wells. Unit Owners will assume full responsibility and liability for all problems and damage caused by any of their guests. All unit owners and guests are required to abide by the posted Cornerstone Park Rules when using the Park.
- I. No Fireworks whatsoever are allowed on the Clubhouse grounds or within the Cornerstone Park. Fireworks are also forbidden on all Cornerstone roads, sidewalks and grounds.
- J. Do not make nail holes in the walls or use tape of any kind.

- K. All paper products such as plates, cups, napkins, plastic silverware, table coverings, etc. are to be provided by the reserving party. Cleaning products and garbage bags are available in the clubhouse closet.
- L. All garbage is to be disposed of as stated in Section III. Black garbage bags for use by Clubhouse users are in the clubhouse garbage closet. If the garbage closet is full, take garbage home with you, or dispose of it elsewhere. Garbage bags cannot be left outside the garbage closet or near the Clubhouse. Garbage cans should be cleaned.
- M. Red drink is NOT allowed in the clubhouse.
- N. A clean-up check list will be left on the kitchen counter. You will be required to perform the clean-up items shown on the check list. Please check the items and sign the document to verify that you have completed the proscribe clean-up. Leave the signed check list on the counter for the Maintenance Manager to review.
- O. Burning candles or open flame of any kind are strictly prohibited inside or within 25 feet of the Clubhouse.
- P. Children under age 18 must have adult supervision at all times. The basement area is not a play area.
- Q. Users of the clubhouse are required to sign a waiver stating that the HOA is not responsible in the event of an injury.

II. 3. USAGE

- A. Call the HOA secretary for the phone number of the Clubhouse Reservation Chairperson through whom to make a reservation and sign the reservation form.
- B. Rental of the Clubhouse is restricted to Cornerstone Residents, including unit owners and their renters and leases. The Clubhouse will not be rented to non-Cornerstone residents.
- C. The type of activity must be approved by the Clubhouse Chairman when the reservation is made.
- D. The Clubhouse may be used without charge for an activity by Unit Owners or Residents at any time it has not been duly rented by another resident and if the kitchen is not used. If the kitchen is used for any purpose or if food other than individually packaged snacks or plain water is served inside the Clubhouse the \$50 rental fee as specified in II.1 above will be charged and payable as specified. All clean up rules will apply. After being used, the Clubhouse will be inspected by the Maintenance Manager.
- E. THE UNIT OWNER OR RESIDENT MUST BE IN ATTENDANCE AT ALL TIMES TO OVERSEE ANY ACTIVITY THEY HAVE SCHEDULED.
- F. Wedding events such as weddings, wedding breakfasts, luncheons, dinners or open houses may be held when the Clubhouse is reserved as specified within these rules but only by residents.
- G. Reservations for Birthdays, Anniversary, Clubs (including book club), Meetings, DUP Meetings, and the like, may be made without fee provided the kitchen facilities are not used and provided no food other than individually packaged snacks or plain water is served within the Clubhouse. All other rules apply.

II. 4. CLEAN-UP

Clubhouse clean up-will be performed as designated per the Cornerstone Clubhouse Clean-Up Checklist and will be given to the Maintenance Manager and he/she will notify renter of any problems.

Signed _____ Date of Party _____

Cleaning deposit return _____ Date _____

or

Shred check instead of returning it _____ Date _____