

Clubhouse Rules

The Pond Homeowners' Association

The Pond Clubhouse is a community property available only to homeowners. Its use is restricted to private functions, such as birthday parties, social gatherings of residents, and family celebrations. Political, commercial and business usage is prohibited.

The general maintenance, repair, and daily upkeep of the Clubhouse is handled as part of all homeowner monthly assessments. Administrative costs for usage, such as cleaning after use and damage are handled by those actually using the Clubhouse.

Explicit instructions, liability acceptance and usage limitations are detailed in the "Pond HOA – Owner Liability Statement", "The Pond HOA Clubhouse Reservations Agreement", and "Clubhouse Clean Up Checklist". The forms displayed in this document may be also downloaded from the Pond website. Actual forms to be completed and signed will be delivered at the time reservations are made with our management company.

The administrative fee for use of the Clubhouse is \$75.00 for each use by a homeowner. The non-refundable check is made payable to the management company. The Pond HOA Clubhouse Reservations Agreement must be completed, signed and accompanied by a check for \$200.00 made payable to The Pond HOA. The \$200.00 check is refundable only after inspection by our management company in compliance with the Owner Liability Statement, Reservation Agreement and Clubhouse Clean Up checklist.

Reservations to use the Clubhouse may be made by calling Maximum Property Management, 303 369-0800, ext. 1401. Reservations may not be made more than 45 days in advance or less than a week. Requests for reservations will be handled in person with an exchange of forms, keys and acknowledged acceptance and understanding of Clubhouse Rules, Agreement, and Clean-Up Check List.

General rules include:

1. Homeowners must be current in their monthly assessment payments.
2. A reservation may not be made by a homeowner for a non-resident.
3. The homeowner making a reservation must be present at the event.

4. All parties at the clubhouse for individuals under the age of 21 must be chaperoned by the homeowner.
5. Events displaying inappropriate behavior and noise may be terminated by Pond Security or the police. Such an intervention will automatically forfeit the deposit.
6. Decorations may not be attached to ceiling fans or window coverings. Banners and signs may be displayed using masking tape only. Scotch tape removes the paint.
7. Clubhouse reservations do not include the pool.
8. Any use of the pool by a clubhouse guest will be subject to the conditions of the Pond Swimming Pool Rules.

Following are sample copies of the Agreement, Liability Statement and Clean Up Checklist.

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