RULES & REGULATIONS - Part 4
CLUBHOUSE RULES
DEERLAKE VILLAGE COMMUNITY ASSOCIATION

- The clubhouse is available for use by members in good standing of the Deerlake Village Community Association (DVCA).
- Activities should be social or informational in nature and not involve sales, fundraising (except as approved by the Board), or promotions of an outside entity.
- The clubhouse is to be locked unless the facility is in use.
- All clubhouse activities will end by midnight.
- Persons under 18 years of age must be accompanied by an adult member who has the right to use the clubhouse.

CLUBHOUSE USE FOR DEERLAKE ACTIVITIES

Clubhouse activities are for the enjoyment of DVCA homeowners and residents, and approved activities are scheduled through the Chair(s) of the Clubhouse committee or designee. Residents may invite a non-resident to participate in a DVCA activity; however, the majority of participants at an activity must be DVCA residents. Any resident is allowed only one guest per activity. Private event/ activity scheduling will take precedence over committee and club meetings, with the exception of Board meetings.

The DVCA Clubhouse Committee sponsors a monthly TGIF social event that is open to all DVCA residents. Those attending are asked to donate $1.00 per person to help offset cost of supplies for TGIF. TGIF supplies may not be used for other committee or club activities.

Monies gathered are held by the Clubhouse TGIF coordinator who keeps an accounting of all income and outgo. Receipts for expenditures made to sustain the TGIF events must be submitted to the TGIF Coordinator in order to receive reimbursement.

At the end of the year, should any monies remain in the fund after supply needs have been met may be used by the Clubhouse Committee to supplement food and drink at the annual DVCA Holiday event which is open to all DVCA residents.

CLUBHOUSE RENTAL FOR PRIVATE USE

Residents wishing to rent the clubhouse for private use must complete and submit a “Clubhouse Reservation Request” form accompanied by two checks, one to cover the rental fee of $150.00 for all events on or after August 1, 2026 (with the exception of reservations made prior to this date) and a second check for the security deposit of $150.00. The security deposit check will be returned or adjusted following inspection of the facility by a member of the Clubhouse Committee.

Security deposit and the rental fee, which includes the use of furnishings and appliances (but not kitchen disposables), will be set by the Clubhouse Committee after DVCA Board approval and are published in the Clubhouse Reservation Request form. All rental fees generated by clubhouse are paid to DVCA.

Events/activities held at the clubhouse are private and the following are prohibited: the use of public social media, public marketing, pre- or onsite merchandise sales, pre-program or tickets sales related to said event/activity, public invitation handouts to private events/activities to be held at the clubhouse.

GENERAL RULES FOR CLUBHOUSE USE

• The clubhouse is available for private use to residents in good standing in the Deerlake Village Community Association. Reservations must be scheduled with the chair of the Clubhouse Committee or designee on a first come, first served basis.

• Only the clubhouse, gazebo, deck, and parking areas are available to private parties. The pool and pool area, lake, and picnic grove are excluded from rental agreements.

• **Resident(s) renting the clubhouse must be present at all times (including during setup and cleanup).** They are responsible for their actions and those of their guests and invitees, and will be responsible for the replacement or repair of any damage to the facility used or to any items of furniture or equipment above and beyond normal use. Only the aforementioned resident(s) may use/ operate the TV and related equipment. The resident(s) may be liable for damage or injury suffered by others.

• Neither the buffet nor the piano may be moved.

• In keeping with state law, no alcoholic beverage is to be consumed by any person under the age of 21.

• No profanity, vulgarity, loud and/or boisterous activities, or any other conduct that disturbs the peace of the common areas or nearby neighbors will be permitted.

• The sound level of music or other amplified sound played in the common area of the clubhouse must not be a nuisance to neighbors and others in that area.

• No equipment or furnishings may be borrowed or removed from DVCA property with the exception of linens which, if used, are to be cleaned and returned promptly (see below).

• All clubhouse activities will end by midnight.

• Any smoking, including the use of electronic smoking devices, and tobacco use are not allowed on clubhouse property.

• The clubhouse rooms, restrooms and parking area are to be cleaned immediately following the event and all trash removed. A checklist is provided with the Rental Agreement to assist in appropriate clean-up procedures. Table linens must be washed and returned before noon on the following day. The clubhouse will be inspected by a member of the clubhouse committee after noon on the following day. Upon inspection of the facility by a member of the Clubhouse Committee, the security deposit will be returned, less any fees for damages or loss. Any damages over and above the security deposit and fee will be charged to the resident.

• Residents and entities for which events are hosted failing to comply with the rental rules outlined in these Rules & Regulations may lose clubhouse rental privileges for the period of one year.

• In order to assure equitable access to the clubhouse, residents will be limited to four reservations for private use of the clubhouse in any calendar year.

- The resident requesting private use of the clubhouse must agree and accept the following indemnity and “hold harmless” clause:

In conjunction with the reservation and use of the clubhouse and its facilities, the undersigned agrees to indemnify and hold harmless Deerlake Village Community Association, Inc., any committee(s) or person(s) appointed by the Board of Directors to manage the clubhouse and its facilities and any or all of the other members of the Deerlake Village Community Association, Inc., from any liability, loss or damage arising out of said use or caused by the undersigned or any of his/her guests or invitees. Loss or damage shall include reasonable attorneys' fees incurred in connection with the enforcement or application of this provision.

These Rules & Regulations supersede all other such Rules & Regulations governing use of the Clubhouse.

Revised 5/28/26 DVCA Clubhouse Committee