

**EXHIBIT B – CLUBHOUSE RULES
STRAWBERRY SQUARE HOMEOWNER’S ASSOCIATION (SSHOA)
CLUBHOUSE RENTAL AGREEMENT FORM**

To receive your requested date, your reservation should be made 6-8 weeks in advance of reservation date, we do not rent with less than 10 days' notice (**note:** this is non-negotiable.) Check the **Events Calendar (Events-Calendar)** to ensure your date is available.

Certificate of Insurance Requirement for Clubhouse Rental. A Certificate of insurance must be submitted to the HOA office at least seven days in advance of a member's reservation date. The Certificate must list the Association as an Additional Insured on the member's policy and stating the name of the event/party, the date, and the time. Failure to timely provide the Certificate of Insurance with the required information may result in the forfeiture of the rental reservation and loss of the member's deposit. Notwithstanding the foregoing, a member shall not be required to obtain and provide proof of liability insurance if the Clubhouse rental is for assembly for political purposes as outlined in subsections (1), (2,) and (3) of Civil Code Section 4515(b)

***Please note:** No reservations can be requested by renters of Strawberry Square until a signed letter/email from the homeowner accepting responsibility for damages that may be caused by the renter is sent in with the rental form/application.

There is a \$150 per day rental charge, along with a \$200 refundable security deposit. The \$150 fee will be put on your Account to be paid with your monthly homeowner's dues. The \$200 deposit will also be placed on your account. If the clubhouse was left clean with no damage your \$200 deposit will be removed from your account within 2 weeks of the end of your event. Once you are put on the calendar there will be a \$50 cancellation fee upon cancellation. *(Reminder: the pool area is shared with all other residents and cannot be rented with the clubhouse)*

1. Please note: we will make the key to the clubhouse up to **ONE DAY** early of your reservation, but you cannot enter the clubhouse facility until the day of rental. To safeguard keys to the facilities, return them as agreed, to the Strawberry Square office. They may be left in the mail slot in the office door located to your left just before entering the pool area.
2. To limit the number of persons attending to **60**. And they must be friends or family. No holding business type functions (no door charge/other charges) The clubhouse is for the enjoyment of Strawberry Square homeowners and their guests.
3. To supervise the function personally, at **ALL** times, to insure guest compliance.

4. Event needs to be over at 10:00 PM Clubhouse cleaned and vacated by 11:00PM.
5. To remove all personal property from the Clubhouse immediately upon completion of the function and to secure all doors and windows.
6. To control the sound level so that no noise from the Clubhouse or the pool area is audible to neighboring residents, and to have **NO** live music.
7. To confine your function to the Clubhouse and enclosed pool area (and follow all the pool rules.)
8. Leave restrooms in a neat condition.
9. To hold the HOA harmless for all damages and lawsuits in connection with the use of the facility.
10. The Clubhouse is to be left in the same condition as you found it, clean.
11. To pay any costs to the HOA which result from the function, even though damage may exceed the \$200 deposit.
12. **NO** glass in the pool area and pool deck. **NO** Smoking in the clubhouse or pool area.
13. **NO** pets allowed in either the pool area or the clubhouse.

Violation of the above rules will be grounds for forfeiture of the \$200 deposit, fines, and loss of future rental privileges and the immediate closing down of the function.

HOMEOWNER NAME: _____

ADDRESS: _____

PHONE: _____

DATE OF CLUBHOUSE RENTAL: _____

HOMEOWNER SIGNATURE: _____