



Bailey's Grove Property Owners Association Clubhouse Rules

1. The Community Clubhouse is for the use of Bailey's Grove Residents only. The Lessee who reserved the clubhouse must be present at all times during the rental period.
2. Groups using the Clubhouse are limited to 75 people.
3. The furniture may not be moved unless it is properly replaced in its original location. None of the furniture in the Clubhouse is permitted outside. Rented tables and chairs are permitted on the exterior deck subject to weather conditions and prior approval from the Association.
4. If grills are used, extreme care must be exercised during their transport through the Clubhouse and while they are in use on the deck so that no soot or grease is left behind on any interior or exterior surface.
5. When decorating, no tape or holes in the walls or ceilings are permitted (tacks, nails, etc.).
6. The items in the kitchen, such as wine glasses and the coffee pot(s) belong to the Clubhouse. If these items are used, they need to be washed and put away at the function's end. All items are inventoried prior to each Clubhouse function.
7. The entire Clubhouse must be cleaned, surfaces wiped clean, floors swept, and the refrigerator emptied. All garbage, including bathroom trash, must be bagged and disposed of in the dumpsters located by the bike racks at the bottom of the stairs. Litter and trash must be picked up around the exterior of the building. Additional cleaning charges may be applied if these requirements are not met. Please see the "Exit Checklist" for a list of additional cleaning charges.
8. Noise must be kept to a minimum.

9. NO SMOKING is allowed in the building. Smokers may use the area outside of the main door only. Please dispose of cigarette butts appropriately in the sand containers provided. The Lessee is responsible for cleaning the butts out of the containers at the end of the function. If cigarette butts are found in the lawn or thrown in the pool area, an additional cleaning fee will be applied.
10. The pool is not available for private parties. **Guests at any private function held at the Clubhouse MAY NOT enter the pool area.**
11. No immoral, improper, unlawful or offensive activity shall be carried on in the Clubhouse or its surroundings.
12. The Lessee agrees to be responsible and pay the Association for any repairs or replacements necessary due to damage caused by his/her guests. This includes damage to any part of the walls, ceilings, floors, furniture, equipment or grounds in the area of the Clubhouse.
13. The Clubhouse must be vacated at the scheduled time, except for those involved in clean up. Before leaving, turn off all inside lights and ceiling fans, check restrooms for damage or overflow and make sure all windows are closed and in locked positions.
14. Alcoholic beverages are allowed in the Clubhouse with the following guidelines: (1) no red dye beverages such as red wine, kool aid or fruit punch are permitted (due to stains); (2) no keg beer is allowed; and (3) consumption of liquor is not allowed by minors.
15. The key to the Clubhouse must be placed on the kitchen counter along with the signed "Exit Checklist" as soon as the function has ended and clean up is complete.
16. Parking is limited. No parking is allowed on the grass or along the street. In the summer months, the parking lot is to be shared with pool members and Clubhouse guests.
17. Only one holiday may be reserved at one time. For example, no resident may reserve the Clubhouse on Christmas day two years in a row.
18. A deposit is due at the signing of the Rental Agreement and is refundable based on compliance with the rules. The rental fee is also due at the signing of the Rental Agreement and is non-refundable within the parameters spelled out in the Agreement.