

# Old Farm Lake Community Association, Inc.

## Clubhouse Rules and Regulations

1. Only Unit Owners, residents, and guests in the attendance of a Unit Owner or resident may use the Clubhouse.
2. Unit Owners who are more than one (1) month in arrears in their Community Association Fees or Phase Common Charges or who have leased their residence in violation of the Association regulations are denied the use of the Clubhouse. This also applies to the tenants of Unit Owners who are in violation or arrears.
3. No one under the age of 18 is permitted to use the Clubhouse unless accompanied by an adult Unit Owner or Resident, age 21 or over.
4. No one under the age of 16 is permitted to use the saunas or the exercise equipment.
5. No one in bathing attire is to enter the upper floor of the Clubhouse for any reason.
6. Anyone using the Clubhouse is to clean up after him or herself when leaving.
7. Parking at the Clubhouse is limited. Additional parking is available behind the garden apartments on Deer Run or on Old Farm Road. Parking along the road at Rambling Brook Road is not permitted at any time.
8. Handicap Lift – Contact the Superintendent at (914) 238-5424 or the Managing Agent at (914) 347-0300 to request the key to operate the lift. The key will be delivered to you in advance of the date of your function and must be returned after the function.
9. Any Old Farm Lake Unit Owner or Resident may rent the Clubhouse for a private function. Contact the managing agent at least two weeks in advance to reserve the Clubhouse for private parties. There is no charge for “resident group” use of the Clubhouse (e.g. Supper Club, Moms and Tots Group). The following rental rules apply:
  - a. The Clubhouse cannot be used for any type of commercial event, any public event, or any event in where the total number of attendees is not known in advance.
  - b. The Clubhouse may not be reserved on legal holidays.
  - c. The maximum number of guests permitted is 50.
  - d. Attendees of a private function at the Clubhouse are not permitted use of the pool, the saunas or the exercise room at any time. No private parties may use the pool.
  - e. After a private function, the Unit Owner or resident renting the Clubhouse is responsible for cleaning up.
  - f. The rooms used must be cleaned and vacuumed. All balloons, tape, etc. are to be removed from walls. Rental chairs and tables are to be taken down and stored in the closet for pickup.
  - g. The kitchen must be cleaned and all food removed. All refuse and recycle items are to be placed in plastic bags and deposited in the appropriate cans.
  - h. Any debris or trash left in the bathroom must be cleaned up.
  - i. Residents are responsible for pick up and delivery of rental equipment. The clubhouse must not be left unlocked waiting for rental equipment to be picked up or delivered.

9. Rental of the Clubhouse is for a (4) hour period between the hours of 8:00 a.m. and 12:00 Midnight.
  - a. Weekdays - \$50.00 (effective 5/1/2000)
  - b. Weekends – Friday night through Sunday night - \$100.00
  - c. A \$100.00 security deposit is required as damage and clean-up insurance. The deposit is returned after inspection of the clubhouse and the return of the elevator key if used.
  - d. The managing agent must receive the rental fee and the security deposit at least five business days before the date the Clubhouse is reserved.