

Forestbrooke Homeowners Association
Clubhouse Rules

1. **Reservation of Clubhouse.** While use of the clubhouse is basically for all residents, it may only be accessed by making a prior reservation with the Management Company. To determine if the clubhouse is available, please contact the Management agent at Sentry Management using the following information: Telephone # (352)243-4595 ext. 59001 or email at rmiller@sentrymgt.com. Unless a fully completed application is submitted, approved and executed by resident, the facility will not be reserved for same. Please allow at least two business days after submitting a written request in order to access the clubhouse. While there is no charge for the clubhouse, a \$75 deposit will be required. As long as the clubhouse is left in the same or better condition, the \$75 will be returned. However, if the clubhouse or pool area requires cleaning or repairs, such charges will be taken from the \$75 with any remaining charges being made directly against the homeowner as part of its dues. The clubhouse may not be reserved for more than 12 hours at any given time and the reservation should be received at least five days in advance of your use. In addition to any Forestbrooke rules governing the clubhouse, any activities will of course be subject to all local, State or Federal restrictions, including noise and other ordinances. Above all, please be courteous to your neighbors whenever you utilize the clubhouse or any other neighborhood amenities.
2. **Glass Containers.** The use of glass containers at the clubhouse or pool is strictly prohibited.
3. **Music.** Please be courteous to your neighbors when playing music at the pool or clubhouse and in all events comply with local noise ordinances.
4. **Grilling.** Please be sure to prepare any food or dishes at home as grilling is not allowed at, or, around the clubhouse.
5. **Pets.** No pets are allowed in the clubhouse or pool area.
6. **Decorations.** Rooms may be decorated in good taste. Under no circumstances will decorations be allowed to permanently mar damage or alter the décor of the facilities.
7. **Room Use.** Use of the clubhouse must be in good taste. The Management Company may deny use of the room if it determines, in its sole discretion, such use does not meet with the standards of the community. Persons using the clubhouse are responsible for the care and cleaning up thereof. Garbage will be disposed of in suitable bags or receptacles and furniture and equipment returned to its proper place. These rules apply to all clubhouse rooms and facilities.
8. **Assumption of Risk.** All use of the Clubhouse facilities and all participation in activities are purely voluntary. Correspondingly, the nature of all Clubhouse activities potentially involves some personal or physical risk on the part of the participant. Activity

participation by a homeowner or guest is therefore interpreted as an acknowledgment and acceptance of the inherent risks.

9. **Smoking Policy.** The Clubhouse is a smoke-free environment. Smoking is prohibited in the Clubhouse and surrounding Facilities.
10. **Parking Policy.** Vehicles that are left on the premises, without the written permission of the Board of Directors, after dusk will be subject to being towed at the owner's expense
11. **Pool Rules.** Should your event include use of the pool, all posted signs must be respected.
12. **Offensive Language and Behavior.** Offensive language and behavior at the clubhouse or pool is strictly prohibited.

Resident Signature

Date

Resident Name (Print)