

# Horseshoe Bend Homeowners Association

## Use Policies and Contract for the Dogwood Lodge

### **Introduction**

The Horseshoe Bend Homeowners Association (the "Association") is pleased to offer the Dogwood Lodge (the "Lodge") for the private use and pleasure of its members in good standing as one of the privileges of membership in the Association. In order to be a Member of the Association, one must be a property owner of record. "Good standing" shall mean that all Association dues have been paid by the Member and that the Member has no outstanding noncompliance issues in existence at the time of the usage.

In Connection with the private use of the Lodge, the Association believes that sensible policies are appropriate to insure its continued good condition. The purpose of this document is to define those policies and to serve as a contract between the Member and the Association. The Association expects that members will also be guided by the unwritten rules of "good neighborliness" and common sense in their use of the Lodge.

All private events must be scheduled and arranged on a first-come, first serve basis with the Hospitality Chairman (or his/her designee). Association functions take precedence over and/or will preempt private functions on the master schedule. The Association will always attempt to accommodate the member by offering an alternative date.

Reservations will be confirmed only after the Member has read, agreed to abide by and initialed these policies, and signed the contract. The Member must be **present at all times** during the usage period and is responsible for the actions of their guests.

Commercial ventures of any nature (i.e., garage sales, yard sales, bake sales, craft sales, fundraising activities, etc.) are strictly prohibited.

### **Weekday/Weekend Functions**

#### **Furnishings:**

Members must provide all equipment and supplies necessary for their use for their function including any paper goods, cookware, food, and beverages. The tables and chairs housed in the Lodge may be used, provided they are folded and stacked at the end of the event or prior to vacating the Lodge. The coffee pot, microwave, refrigerator and range in the Lodge may also be used, provided they are left clean and in good working order. No other items housed in the Lodge should be used by the Member or their guests without prior approval.

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**Usage Times:** 8:00 a.m. – 12:00 midnight

All events must be concluded by 12:00 midnight

**No overnight usage of the Lodge is permitted.**

**Capacity:** 50 people

### **Entertainment**

The use of music systems and televisions is allowed subject to their being provided by the Member. However, Members and their guests are requested to maintain reasonable noise and music Levels at all times. Amplified music cannot be scheduled to play outside the Lodge at any time.

### **Food/Beverage**

***No alcoholic beverages are allowed.***

Grills of any kind are not allowed inside or under any covered portion of the Lodge. No “open flame” devices are allowed inside the Lodge. Campfires or garbage burns on the Lodge premises or grounds are prohibited.

The Member must remove all garbage, including leftover food or beverage items, from the Lodge premises at the conclusion of their usage period or event.

The member will ensure that the Lodge is clean (restroom, kitchen and floor) after use.

### **Decorations**

All decorations must be removed prior to vacating the Lodge, and the Lodge should be left in its original condition. No tacks, staples, or tape of any kind may be used on walls, floors, or furniture.

The Lodge has a “no open flame” policy (i.e., no lighted candles, or lanterns). Fireworks are strictly prohibited on **all** Horseshoe Bend properties.

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### Parking

Vehicles should be parked only in designated areas which are in front of the Lodge or on the grounds behind and to the right of the Lodge. When parking on the grounds, however, care should be taken not to damage the grounds. No vehicle should be parked so that it blocks access to the road, the mail drive-thru, or the RV septic valve.

### Contract Agreement

This contract is an agreement between the Member and the Horseshoe Bend Homeowners Association. ***The member's initials and signature on this contract confirms that the Member has read and agrees to abide by all policies stated herein.*** The Member further agrees to assume financial responsibility to make restitution for any damages done during their usage at the Lodge, its furnishings or its grounds.

Please indicate the date(s) of usage, the type of event to be held and the approximate number of guests expected below.

If you have any questions concerning this document or usage of the Lodge, please discuss them with the Hospitality Chairman prior to signing this contract. Thank you for your cooperation.

Accepted and Agreed to this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_ From: \_\_\_\_\_ To: \_\_\_\_\_ Date(s)  
of Usage Times

\_\_\_\_\_  
Type of Event

\_\_\_\_\_  
Number of Guests

\_\_\_\_\_  
Member's Name (Please Print)

\_\_\_\_\_  
Member's Signature

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Member's Telephone Number