

KAS3521 “Winterra CLUBHOUSE RULES (Feb 2017)”

1. Use of the Club House facility is for authorized residents of Winterra and their guests which may include ‘community based organizations’. An authorized resident may be a renter. Hours of operation are between 6:00 AM and 11:00 PM. Any exceptions must be authorized by Council who will inform Chubb Security; alarms are automatically set at 11:00 pm.

2. If required for a private/exclusive function, the complete main floor may be rented for \$25 for one time period or \$75 for both of the following time periods. This includes the use of outside patio. Requests for private function must be made 48 hours prior to requested date.

Time Periods

1. 6 am to 5pm
2. 5 pm to 10:30 pm

3. During a private function, residents may still enter the building to make use of the exercise room.

4. All requests for bookings of the lounge area must be made in writing to the Resident Coordinator /strata council for consideration. The Booking Request and Agreement form are available by directly contacting the Resident Coordinator and based on first notification basis. Booking form is also available on the Pacific Quorum and Winterra.ca sites or by contacting the Resident Coordinator.

5. A deposit of \$100.00 and rental fees payable to the ‘**Strata Corporation KAS 3521**’, will be required with each booking. The deposit will be refunded within fifteen days of usage, subject to clean up and damage charges. A facility ‘walk around’ must take place within 48 hours of the day of booking.

6. Clubhouse Lounge renters in breach of these Rules are subject to a fine and loss of the use of the facility.

7. All facilities are to be shared unless the Clubhouse is booked for private/exclusive use.

8. Owners/residents booking the Clubhouse facility must be in attendance at all times with the exception of renter/users fitting the ‘community service profile’ sponsored by the council.

Community Service Profile

- i. An organization that is registered under the ‘BC Societies Act’ or located at ‘The Lakes’ and be of direct benefit to ‘The Lakes’ community.
- ii. Annual general meetings or Special general meetings of strata’s located in ‘The Lakes’ will be required to pay a rental fee of \$75.
- iii. No alcohol will be permitted when clubhouse utilized by ‘Community Service Profile’ users.

9. No children (under the age of 14) are allowed to play in the Clubhouse facility unless under the direct supervision of a current adult resident at all times.

10. Alcohol is permitted in the Clubhouse facility **but not the Fitness Room**, subject to laws applying to alcohol consumption and drinking age.

11. The volume of sound equipment must be in moderation so that residents are not disturbed.

12. No animals are permitted in the Clubhouse facility at any time, including the patio area.

13. Any damage caused while using the facility shall immediately be reported to Okanagan Strata Management.

14. All garbage and empty beverage containers must be removed by facility users.

15. Any signage, decoration or wall posting cannot cause any damage to paint or leave an impression or hole.

16. Any unit in strata fee arrears on the current Financial Statement Sheet will not be able to have exclusive rights to the Clubhouse.

I acknowledge that I have read and will observe these rules during exclusive use of Clubhouse Facilities.

Walk Around Notations:

Initial: I am aware Winterra's parking lot is private and any vehicle that does not visually display a valid parking permit may be towed.

Date Required:

Time Required:

SIGNED:

PRINT:

UNIT #:

Present Date:

PERSONS USING THE OWNER'S LODGE DO SO AT THEIR OWN RISK, AND RELEASE AND INDEMNIFY THE STRATA CORPORATION AND THE MANAGING AGENT FROM ANY AND ALL CLAIMS ARISING FROM THE USE OF THE FACILITY