

C5.04-1 USE OF CLUBHOUSE GUIDING PRINCIPLES AND RULES
ENCORE AT BRIAR CHAPEL

Our guiding principles are based on the premise of mutual respect and Community spirit, which will serve everyone using these amenities. We ask residents to show care and respect for our community and our neighbors.

GOVERNING DOCUMENT

Use of Clubhouse guiding principles and rules is governed by Encore at Briar Chapel Covenants Section No. 5.04 “Use of the Encore at Briar Chapel Amenities”.

DEFINITIONS

MANAGEMENT – Kuester Management Group (KMG)

ASSOCIATION - Encore at Briar Chapel Homeowners Association (HOA)

RESIDENT – Members of the Encore at Briar Chapel Homeowners Association

GUEST - Anyone over the age of 30, who is not a full-time permanent resident

CLUBHOUSE - The Clubhouse includes the main room, library, gym, yoga room, Community Manager’s Office, and bathrooms.

GENERAL POLICIES

- The clubhouse is available for the pleasure of the Residents of the Encore community.
- Residents who use the clubhouse, do so at their own risk, and will be held responsible for all actions of themselves and their Guests.
- KMG, the Community Manager, and the HOA assumes no responsibility whatsoever for any accident or injury in connection with the use of the clubhouse facility and will not be responsible for loss or damage to personal property.
- Persons using the clubhouse agree to waive any and all claims and causes of action against the HOA and further agree to not hold the HOA liable for any acts, injuries or damages that may relate to the use of the clubhouse facility.
- As used herein the term “Association” or “HOA” includes the Association, its officers, directors, members, partners, employees, coordinators, volunteers and agents, and all persons, corporations, partnerships, and other entities with which it is or may in the future become affiliated, including without limitation, the property management company, developer of the Encore at Briar Chapel Community and its affiliated entities, and the successors and assigns for any of them.
- The Association does not assume any responsibility for the personal supervision of any persons in and around the clubhouse or anywhere else in the master planned community.
- The information and rules contained within may be changed periodically and without notice as deemed necessary by Encore at Briar Chapel Homeowners’ Association or its Management.

CLUBHOUSE RULES

1. Guests, if permitted below, must be over the age of 30. Residents are responsible for informing and ensuring their guest(s) follow(s) the clubhouse rules.

- a. The one exception to the over 30 age requirement is for attendance at a memorial service for one of the Encore residents or a family member. Guests under the age of 30 are not permitted in the pool area as stated in C5.04-02 Pool and Patio Rules.
2. Clubhouse events (dinners, brunches, happy hours, live music, games, etc.) attendance is limited to a maximum of two per household; either the two permanent residents residing in the household or one permanent resident in the household and one guest.
3. Exercise classes are limited to residents only due to the limited number of slots.
4. Residents may invite guests to use the fitness center as long as the resident is present. A limit of two guests per household.
5. Residents may reserve use of the clubhouse through the Community Manager for other events but must make the event open to all residents. A public announcement is not required. The resident reserving the clubhouse is responsible for all cleanup.
6. Food and drink (including adult beverages) are permitted. Waste must be deposited in the containers provided.
7. No smoking or e-cigarettes are allowed in or around the clubhouse.
8. No profanity, improper behavior or vulgar language is permitted.
9. Personal audio/visual devices must be kept at a volume level to not disturb others.
10. No pets or animals are permitted in the clubhouse. Exceptions will be made for service animals with proper documentation.
11. No furniture, appliances, or equipment may be removed from the clubhouse or inappropriately used.
12. Management has the right to remove any person from the clubhouse whom they consider unruly or intoxicated.
13. The HOA is not responsible for lost or stolen articles.