

The Greens Facilities Governance Policy 1/1/18

The Board of Directors of the Greens Homeowners Association (HOA) shall be responsible for enforcing the following rules and regulations together with any additional rules and regulations as may hereafter be adopted:

1. Facilities shall include but not be limited to the activity center and pool, gazebos, community center, and any future amenities built for the use of Greens residents.
2. Use of the Greens facilities is limited to its residents except at official Greens functions and activities when guests are specifically invited, or when the Ball Room and Grand Hall have been rented out for an event.
 - a. Residents (defined as homeowners), residential occupants and renters who are in good standing with respect to appropriate Greens and Pelican Point HOA dues and assessments.
 - b. Guests – defined as anyone not living in the Greens as a resident, but, specifically invited to an official Greens function or activity, or a house guest staying with a resident/resident occupant.
 - c. A Greens function shall be defined as an official Social Committee affair/party.
 - d. A Greens activity shall be defined as official Greens sponsored games, such as cards, pokeno, bunko, billiards, etc.
 - e. A visitor shall be defined as an individual viewing the Greens facilities only.
3. Residents shall be liable for the actions of their guests at all times, to include abiding by all rules and regulations of the facilities governance policies and those applicable rules set forth in any Greens document. They are also responsible for any property damage that might be incurred.
4. The Board of Directors shall provide general oversight of the Greens common areas, facilities and activities. They shall have the authority to suspend the voting rights of any resident and the right of any resident to use common areas for any period not to exceed thirty (30) days for any infraction of the published rules and regulations of the Association. The right to use of streets and parking areas shall not be subject to suspension for any reason for any period. Any suspension of voting rights and/or usage rights shall be consistent with all governing documents of the Greens HOA.
5. In order to maintain the integrity of The Greens as an active adult community, no children under the age of eighteen (18) are to use the facility unless it is a special Greens function where children are invited.
6. It should be understood that the use of any Green's facility is at the individual's risk and the Tenant and the Landlord assume no liability for injuries or damages related to the use of the premises.
7. Pursuant to the 2008 Memorandum of Understanding with the Pelican Point Golf Community Homeowners Association, "The GHOA Board will make available to PPGC-HOA the Greens Clubhouse to use for certain PPGC-HOA sponsored group functions. These functions will be limited in size to conform to Fire Marshall Restrictions. PPGC-HOA use must be in accordance with the Greens Facilities Governance Policy. Specific functions will be identified and approved by the GHOA Board."

General Premises Regulations

8. Greens community functions shall have priority scheduling over any other use of the facilities on all dates.
9. Greens facilities are designated as smoke and tobacco free.
10. No pets, except service animals, are allowed in any facility.
11. The premises may not be used for political reasons or personal gain.
12. All users of the premises are responsible for keeping the facilities free and clear of rubbish, debris and other unsightly material.
13. No noxious or offensive activity shall be carried on at the premises, nor shall anything be done, therein, either willfully or negligently, which may become an annoyance or nuisance to the other residents.
14. Nothing shall be done or kept in any facility that could, in the opinion of the Board, increase the rate of insurance, or result in the cancellation of any insurance, or which would be in violation of any law.
15. Nothing shall be done in, on, or to the premises which will impair the structural integrity of the facility. Nails, tacks, tape, etc. shall not be applied to any walls or paint surfaces.
16. Nothing shall be altered, stored in, constructed, or removed from Greens facilities, except upon consent of the Board of Directors.

Regulations Specific to the Community Center

17. The community center is to be open to all Greens residents between the hours of 8 AM to 10 PM. Each household shall be issued one (1) key to the building. The building must be locked when no one is present.
18. The maximum capacity of the community center at any one time is 130 people as determined by the State Fire Marshall.
19. Residents may organize official Greens-sponsored activities such as card games, pokeno, bunko, billiards etc. to be held in the community center.
 - a. Greens-sponsored activities are defined as regularly recurring (daily, weekly, monthly, or yearly) activities sponsored by a Greens resident or committee.
 - b. Such regularly scheduled activities are open to Greens residents, their house guests and invited guests from Pelican Point only, for groups of 15 or less.
 - c. The Board of Directors shall be notified of any new activity that a resident may wish to initiate and may suspend or disband any sponsored activity that violates any part of these regulations.
 - d. A Greens resident can invite one guest per week for an activity. A guest must be a resident of Pelican Point, or a house guest staying with a Greens resident. A guest may participate in only one Greens activity per week.
20. Guests will be allowed to use the community center only at specified times such as official Greens functions or activities where guests are specifically invited. Visitors may visit the community center but shall be accompanied at all times by a resident or Greens sales office personnel.

Private Event Rental

21. The Greens Board of Directors approves the use of the community center for private events.

The Landlord is to be notified in writing of each event, and the following guidelines will apply:

- a. Only residents may reserve the Grand Ballroom and the Grand Hall for exclusive private use. At all of the events, a Greens resident must be the celebrant of the special occasion. No other rooms in the community center may be reserved so that residents can have access to those areas at all times.
- b. Outside guests may be invited to private events, but it shall be mandatory that the Greens resident who makes the reservation is present at all times during the function.
- c. Five (5) hours, including setting up and cleaning, shall be the maximum time allowed for reserving the Grand Ballroom and Grand Hall. Reservation time shall end no later than 10 PM. Clean up must be done immediately following the event and completed no later than 10 PM.
- d. Reservations shall be made no earlier than three (3) months in advance, and no later than 7 days before a scheduled event.
- e. The Grand Ballroom and Grand Hall may be reserved for private events on holidays including but not limited to New Year's Eve, New Year's Day, Mardi Gras, Easter, Mother's Day, Memorial Day, Father's Day, Fourth of July, Labor Day, Thanksgiving, Christmas Eve, and Christmas Day, only when no Greens functions are scheduled.
- f. The Grand Ballroom and Grand Hall may be reserved by a Greens resident for their private use to celebrate their birthday, anniversary, wedding, retirement, family reunion, and a cultural or religious event. Family, friends, and children under 18 may attend these events.
- g. The grand ballroom may be used free of charge for a bereavement function following the death of a Greens resident. All other regulations shall apply. This usage may be coordinated by the Greens Social committee.
- h. A rental fee that covers expenses for operating the building, a damage deposit, a "hold harmless agreement", and evidence of special event insurance which names the Greens HOA, Pelican Point Amenities, Pelican Point Properties, and Pelican Point Resort Living as a named insured, shall be required for any private use of the Grand Ballroom and Grand Hall. The policy must be from an A rated insurance company, must have liability limits of at least \$300,000 and, if serving any alcohol, must have "host liquor liability" included. The Greens Board of Directors shall establish the rental fee and damage deposit with the Landlord's approval.
- i. There shall be no cooking allowed inside the building. Warming and reheating of food is permitted. Outdoor cooking is permitted and food may be brought to the event.
- j. Any resident reserving the Grand Ballroom and Grand Hall assumes full and exclusive responsibility for the behavior and safety of their guests.
- k. All of the General Premises Regulations listed above apply to private rental of the Grand Ballroom and Grand Hall.
- l. Residents and their guests must use the designated parking areas only, and are not to park on the street.
- m. If a facilities manager is not hired, a master reservations calendar will be posted in the Greens community center. Anyone wishing to reserve the Grand Ballroom and Grand Hall for exclusive use shall:
 - i. Check the master calendar for availability.
 - ii. Call the Greens HOA President to verify availability and to confirm use of the room(s).

- iii. At the time of reserving the space, pay to the Greens HOA Treasurer all applicable fees/damage deposits and show evidence of having special event insurance.
- n. After the private event, a designated person or persons appointed by the Board of Directors shall inspect the premises and determine if the damage deposit is to be refunded or not. Their decision shall be final. If so determined, the security deposit will be returned within ten (10) days.
- o. Any funds collected from a private event will be designated for community center maintenance and equipment replacement.

Regulations Specific to the Activity Center

- 22. Pool usage is limited to Greens residents, their family members and house guests. The Greens resident must be present at all times when their guests use the pool. No more than four guests may be present at any one time.
- 23. Anyone who uses a diaper while swimming may not use the pool.
- 24. For safety reasons, the floor in the pool area and restrooms shall be kept free of standing water and mopped dry after pool and/or shower usage.
- 25. There shall be no running, no horseplay, no diving, and no glass bottles in any part of the Activity Center.
- 26. The use of the exercise equipment is limited to the exclusive use of Greens residents.

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Revised: March 2008; Nov. 2008; Oct 8, 2009, Mar.1, 2012, Dec 2016, Jan 2018