

OXFORD HUNT COMMUNITY ASSOCIATION CLUBHOUSE RULES

The following rules have been established to ensure maximum enjoyment of the facility by all members of the Oxford Hunt Community Association (hereinafter the "Association"). Rental arrangements (and questions) should be made through Omega Management:

Omega Association Management, Inc.
1010 Buck Jones Road, Raleigh, NC 27606
461-0102 or 461-0106 Fax
9:00 am -5:00 pm
Monday through Thursday
(8:00 am -12:00 pm Friday)

Reservation Procedures

1. Clubhouse may only be rented by members of the Association.
2. Member renting the clubhouse must be present at any event held during the rental period.
3. Renter must be at least 21 years of age.
4. Clubhouse rental does not include use of the pool. Normal pool regulations concerning guest admission apply.
5. Rental of clubhouse is made on a first-come, first-served basis.
6. Recurring events may only be scheduled Monday through Thursday.
7. Rental period will be from 10:00 am on the day of the rental until 2:00 am the following morning.
8. The clubhouse key can be obtained from the Omega office during normal business hours, the last business day prior to the event. The key must be returned to Omega the first business day following the event.
Note: The Omega office closes at noon on Friday.
9. The Board of Directors reserves the right to deny use of the clubhouse for any reason including, but not limited to, delinquent payment of assessments and prior misuse of facilities.

Charges and Liabilities

1. Rental fee to be \$50 per day Monday through Thursday, \$75 per day Friday through Sunday.
2. Rental deposit to be \$125.
3. The Board of Directors, at its discretion, may waive or reduce the normal fees and deposits for functions sponsored by the Association or conducted for the sole benefit of Oxxford Hunt residents.
4. The rental deposit may be waived at the discretion of Omega for renters with a history of responsible treatment of the facility. This does not remove obligation to pay the cost of cleaning, repairs and replacements resulting from the use of the facility.
5. The clubhouse must be cleaned according to the Cleaning Checklist. If any of the items on the list are not performed, a \$50 cleaning fee will be charged to the renter.
6. Full cost of repairs to the clubhouse and repair/replacement of clubhouse furnishings damaged or missing following the rental, will be charged to the renter.
7. Cleaning, repair, and replacement costs will be deducted from the rental deposit. If costs exceed the deposit amount, the remainder will be assessed to the renter.
8. Fees and deposits must be paid in cash if within two weeks of the rental date.
9. Deposits and fees are fully refundable if notice of cancellation is given at least 7 days prior to the scheduled rental.
10. Deposit remaining after cleaning, repair and replacement costs, will be refunded to the renter within 2 weeks.
11. Deposits and fees are forfeited if any event is terminated for violation of these rules.

Rules of Use

1. No unlawful activity is to be conducted in the clubhouse.
2. No activity in violation of the By-Laws or Declaration of the Association is permitted.
3. No commercial activity is permitted.
4. No event shall be held that is open to the public or for which admission is charged.
5. No smoking is permitted inside the clubhouse.
6. No animals are permitted inside the clubhouse.
7. No firearms or other weapons are allowed on Association property.
8. Town of Cary Noise Ordinances must be observed. Be considerate of homes near the clubhouse, particularly after 9pm.
9. No stapling or taping of banners and/or streamers to walls.
10. No helium-filled balloons allowed inside the clubhouse.
11. No more than 75 people are allowed in the clubhouse under normal circumstances. Functions involving more than 75 people require review and approval by the Town of Cary Fire Department.
12. Adequate adult supervision of minors is required at all times during a rental.
13. Do not use the fireplace unless arranged for in advance with Omega.