

OXFORD HUNT COMMUNITY ASSOCIATION CLUBHOUSE RULES

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

Omega Association Management, Inc.
160 NE Maynard Road, Suite 210, Cary, NC 27513
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 Oxxford Hunt Association.
2. Member renting the clubhouse must be present at the 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. Rental of the clubhouse now includes the 1st and 2nd floor of the clubhouse.
7. Recurring events may only be scheduled Monday through Thursday.
8. Rental period will be from 9:00 am on the day of the rental until midnight.
9. A new electronic lock system has been installed on the clubhouse doors. You **do not** need to come to the Omega office to pick up a key for the clubhouse. You will be given an access code to get into the clubhouse for your reservation. The code will only work on the day of your rental. You will receive the code a day or two prior to your event. **Note:** The Omega office closes at noon on Fridays. Please ensure that you receive the code before close of business on Friday for a weekend rental.
10. 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. The rental fee is \$75 per day Monday through Thursday, \$125 per day Friday through Sunday.
2. The security deposit is \$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 clubhouse must be cleaned according to the Cleaning Checklist. If any of the items on the list are not performed, a \$75 cleaning fee will be charged to the renter.
5. 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.
6. 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.
7. The rental fee and deposit must be paid no later than two weeks prior to the rental date. You will need to submit one complete check for the rental fee and the deposit. Payment must be made by the homeowner renting the clubhouse via a personal check in the Owner's name & address. Third party checks will **not** be accepted. Please note that the check will be deposited upon receipt.
8. 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 illegal drug use, including marijuana, is allowed on Association property.
8. No firearms or other weapons are allowed on Association property.
9. No tampering with security cameras.
10. Town of Cary Noise Ordinances must be observed. Be considerate of homes near the clubhouse, particularly after 9pm.
11. No stapling or taping of banners and/or streamers to walls.
12. No helium-filled balloons allowed inside the clubhouse.
13. 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.
14. Adequate adult supervision of minors is required at all times during a rental.
15. Do not use the fireplace unless arrangements have been made in advance.