

Starwood Association
Rules for Reservation and Use of Common Areas
8/18/09

1. Galaxy Park and other common areas within Starwood may be reserved for "organized events" by residents. Residents are allowed to reserve common areas for outside groups as long as they are acting as host for the event.
2. Residents who desire to have a gathering of ten or more non-residents on the common area must seek approval by submitting an application to the Association Manager. A Member At Large Director will approve or deny it.
3. No more than 50 people are allowed.
4. Reservations for parties are on a first come, first serve basis.
5. The common areas are open for use from sunrise to sunset.
6. The common area must be accessed by using designated easements. No user shall enter any resident's private property without their permission.
7. Users of common areas must be courteous to homeowners who reside on abutting property or in the general area.
8. Pets are allowed on the common areas, however, all pets must be on a leash at all times and their owners are responsible for cleaning up after them.
9. Users are expected to take their trash and other refuse with them when they leave.
10. No alcoholic beverages are allowed on the common area without prior approval of the Starwood Board of Directors.
11. No fires may be built for any purpose whatever on community property. Portable barbeque units may be used.
12. No motorized vehicles are allowed to be parked on turf areas.
13. Resident invited groups using common areas must provide portable toilets at their cost.
14. Loud music and other activities that interfere with the quiet use and enjoyment of abutting property will not be permitted.
15. Any guest or member of Starwood may be expelled from using the common area if they are found to be in violation of any of these rules. Expulsion may also occur for any conduct which, in the opinion of the Board of Directors, is detrimental to the welfare, good order and character of the community.
16. The pond is for irrigation water. No wading, swimming, floating, boating or playing on the ice is allowed. This prohibition applies to both people and dogs.
17. A \$150 refundable deposit is required. This deposit will be refunded if the party area is kept clean and no damages occur. The Member-At-Large Director has the discretion as to how much of the deposit will be refunded. If the common areas are left in a condition found to be egregious, then the matter will be brought before the Board of Directors. Damages in excess of \$150 will be paid by the resident host.
18. The Starwood Association assumes no responsibility in the event of personal injury or personal property damage.

Starwood Association
Reservation Application Form for Use of Common Areas

Information about the applicant (must be a resident of Starwood and acting as host for the event. This person will be hereafter referred to as "User"):

Name _____

Address _____

Work Phone _____ Home Phone _____

Cell Phone _____

Email Address _____

Information about your organization or group:

Organization Name _____

Address _____

Work Phone _____ Home Phone _____

Cell Phone _____

Email Address _____

Information about the Event:

Date _____ Start time for the Event _____

End time for the Event _____

Common Area to be Reserved _____

Number of Attendees _____

Nature of the Event _____

Approximate number of people attending _____

Approximate number of vehicles _____

(over)

Starwood Association

Request for Use of Common Areas For Private Use

Date Request Received _____
User Name _____ Phone _____
Address _____
Type of Function _____
Number of Guests _____
Group Name _____
Security Deposit: \$150 refundable deposit.

STATEMENT OF ACCEPTANCE OF RESPONSIBILITY

The above request for use of Starwood Common Areas for private functions (but not exclusive use) will not be processed unless the User making the request agrees to the following statements. Concurrence with Statement of Acceptance of Responsibility is indicated by signature of individual making request in designated space below.

1. I, _____, accept responsibility for the safety and behavior of my guests during private function for which above request is made. I have received, read and agree to enforce all Starwood Association rules for common area use. I will exercise due caution to prevent accidents involving my guests and myself, and will accept all responsibility and assume all risk, whether known or unknown. Furthermore, I agree that the Association, its Directors/Officers and residents are not responsible for the safety or conduct of my guests and myself during said function and therefore hereby release and forever discharge the Association, its Directors/Officers and residents from any and all liability whether known or unknown. This release shall survive the termination of this agreement.
2. I will maintain Starwood Association common areas in acceptable condition during the function. Upon termination of function, the said areas will be immediately returned to the same condition as existed prior to the function. All trash is to be taken with us when we leave the common area. Failure to comply with the foregoing shall result in the forfeiture of said Security Deposit, without notice.
3. I hereby defend, indemnify and hold the Association, its Directors/Officers and residents harmless from all liability whether known or unknown. This provision shall survive the termination of this agreement.
4. The common area is provided "AS IS", "WITH ALL FAULTS", whether latent or patent, without representation or warranty, expressed or implied. The undersigned has inspected the common area and is satisfied with every aspect of the same.
5. I have authority and power to sign this agreement.

Date _____ Signature _____