

The Reserve Masters HOA
Clubhouse Homeowners Rules and Regulations
Edited February 1, 2023
Hours 6 am – 11pm
Monday - Sunday

Users shall abide by these rules and regulations to ensure the safety and enjoyment of all persons using the Reserve at Williamsburg Clubhouse.

Homeowners must meet all eligibility requirements. Homeowners are allowed **6 guests per visit** and no private parties are allowed unless an application for rental has been submitted, approved and all fees are paid in advance to management. Private parties should be included on the Monthly Calendar prior to the month of the event, when possible.

An Assumption of Risks, Waiver of Claims, Indemnity and Release of Liability Agreement must be completed and signed to gain access to the clubhouse. Forms are available on the Reservehomeowners.com website. An appointment by the homeowner must be made with management in order to turn in all necessary forms and obtain an assigned key fob.

Users must be 18 years of age or older when using the clubhouse. Homeowners are not permitted to “drop off” their under-age children/grandchildren/guardians without specific supervision by a person 18 years of age or older. Other areas of the facilities such as Fitness Room and Pool may have different age restrictions and all homeowners and family members must abide by the restrictions and make their guests also aware of the restrictions. Assigned key fobs are assigned only for that household.

Users must be properly attired with shirts and shoes to utilize the clubhouse. **Bathing suits, wet feet and towels shall not be permitted indoors with the exception of the men’s and women’s restrooms.**

Consumption of alcohol at the clubhouse is permitted by users 21 years of age or older provided that the users are homeowners or their guests. Users and their guests consuming alcohol at the clubhouse should do so in a responsible manner. The Association does not serve or sell alcoholic beverage. If any person is

intoxicated in public, whether such intoxication results from alcohol, narcotic drugs, or other intoxicant or drug of whatever nature they will be asked to leave the clubhouse.

Food and drink will be limited to designated areas in the clubhouse. All tables must be covered before placing food or drink on them. All surfaces must be cleaned and sanitized after each use. Homeowners are required to bring their own trash bags and cleaning supplies. All trash is to be removed and placed in trash containers outside. No food can be left in the refrigerator or in the wet bar area.

Excessive noise that will disturb other users shall not be permitted.

Smoking/Vaping is prohibited in all areas of the clubhouse/Pool and common areas.

With the exception of registered service animals, pets are not permitted in the clubhouse or on the pool deck.

Bicycles, skateboards, rollerblades and other similar type of non-motorized and or motorized vehicle use are limited to designated outdoor areas only.

To prevent disturbance of others, use of cellular telephone and other electronic games/devices is limited while in the clubhouse. Users are asked to keep their, ringers and volume turned off or in vibrate mode.

The Association is not responsible for lost and/or stolen items. All found items should be turned over to management and will be stored in a designated lost & found for up to 30 days. All items left in lost and found beyond 30 days are subject to disposal.

Owners, residents and lessees are responsible for their guests. Please inform your guests of the rules. Users are encouraged to assist management in the compliance of these rules.

Commercial advertisements shall not be posted or circulated in the clubhouse. No solicitations of any kind may be made at the clubhouse without written permission of management.

The clubhouse shall not be used for functions or fund-raising efforts for the benefit of a political cause except as specifically permitted in writing by the Reserve Master Board of Directors.

The clubhouse shall not be used in connection with organized religious services or other organized activities except as may be approved in writing by the Reserve Master Board of Directors.

No Parking will be allowed on grassed areas or sidewalks. "No Parking" and "Handicap" signs **MUST** be observed. Violating vehicles will be towed at the owner's expense without notice.

A schedule of activities will be posted in the clubhouse and updated by the Social Committee and management. Organized groups that meet weekly or monthly and approved by the Reserve Masters Board of Directors may be included on the monthly calendar of activities.

The Dogwood Room will only be available for rented private events.

The Association is not liable for any accidents or injuries that may occur.

The "Total Occupancy" for the clubhouse is 200.

No homeowner is allowed to loan their key fob to another homeowner or guests. One Clubhouse Key Fob issued per Homeowner/household. Replacement cost is \$50.00 per homeowner/household.