

Straus Park Master Association, Inc.

LAKE HOUSE USE POLICY

Lake House Use Policy Statement

The Lake House serves as a community building and gathering place for Straus Park property owners and their guests. It also houses the office of the Straus Park Master Association. The Lake House is **not generally available for non-association organizations, business or professional meetings, business solicitation activities, or events open to the public.**

Master Association Events & Activities

The Lake House will be utilized for a variety of Master Association approved activities and special events each year. *Examples* of approved activities to be hosted for Straus Park property owners in the Lake House include Women's Bridge, Couple's Bridge, Men's Poker, Women's Book Club, Pot Luck Group, Fun Food Nights, etc. *Examples* of annual events include Valentine's Day, St. Patrick's Day, Memorial Day, 4th of July, Labor Day, Halloween, Holiday Party and New Years Eve. Additional Master Association/Sub-Association sponsored activities and events will be added to this list to support the interest and needs of property owners. Property owners will receive periodic communications via email outlining upcoming events.

Private Event Reservation Policy

A private event is defined as any event or activity **not open** to all property owners. The number and type of private events permitted will be limited so as to minimize any unwelcome impact on Straus Park residents. Two private event categories have been established:

Category 1 Events include those where a requesting property owner desires to utilize the Lake House to entertain personal friends and/or relatives. Examples of Category 1 use include family birthday parties, family reunions, and other similar events. Weddings, wedding receptions, and other similarly momentous events for Straus Park Property Owners or their immediate family members will be allowed, but due to their exclusive use requirements and impact on the community, a special fee will be imposed (see fee schedule).

Events where a requesting property owner desires to utilize the Lake House to provide an event venue for a non-property owner group with which they are associated (example: class reunion, civic organization gatherings, business employee parties) are no longer permitted.

While those renting residential property in Straus Park are invited to attend association sponsored social events (space permitting) and to utilize amenities including the Lake House, pool, and tennis courts, they are not eligible to reserve the Lake House for private events.

Category 2 Events include those where a charitable organization requests to use the Lake House. **The Board of Directors must approve a request of this type. The organization desiring to use the Lake House will be required to purchase a special events insurance policy with a minimum of \$1,000,000 of coverage for the event, naming the Association as an additional insured under the policy. A usage fee of \$250 and a \$200 pre/post event cleaning fee are required for an event of this type.**

Private Event Reservation Procedure

Go to the strauspark.org web site and click on “Forms”. Then click on “Lake House Use Policy Forms”. Click on “Lake House Reservation Form”, print a copy, and then close. Click on the applicable “Hold Harmless and Indemnity Agreement”, print a copy, and then close.

Before filling out the two forms, read the Lake House Use Policy and Lake House Rules & Regulations which can be found under “Straus Park Policies” at the strauspark.org web site. Call or email the chairman of the Lake House Committee (find name and email address at strauspark.org by clicking on “Committees”) to confirm that the date you desire is available. Confirmation of availability is not to be considered a guarantee of approval of your reservation request. Complete the “Lake House Reservation Form” and the “Hold Harmless and Indemnity Agreement” being sure to supply all requested information. Write separate checks (made payable to Straus Park Master Association) covering the USE/CLEANING FEE and SECURITY DEPOSIT {see fee schedule on last page of “Lake House Use Policy”}.

Mail the completed “Lake House Reservation Form” and applicable “Hold Harmless and Indemnity Agreement” along with the two separate checks covering the Use/Cleaning Fee and the Security Deposit to Straus Park Master Association, c/o IPM Corp., P.O. Box 580, Arden, NC 28704. IPM will confirm the applicant’s status relative to payment of assessments and fees and compliance with association rules and regulations. IPM will then forward the request to the Lake House Committee for thorough review and approval authorization. IPM will then notify the requesting party of the committee’s decision. Property owners overdue on payment of association assessments or in violation of association rules and regulations will be denied use.

Reservations will be made on a first-come first-serve basis and must be made a minimum of seven days in advance. **The property owner making a reservation must be present for the duration of the event.**

Pre/Post Private Event Requirements

A few days before an approved event, a member of the Lake House Committee will contact the requesting property owner (or charitable organization representative) to set up a time for a pre-event Lake House walk-through during which rules will be reviewed and questions answered. A time will be scheduled for the post-event walk-through during which a representative of the Lake House Committee will inspect the post-event condition of the Lake House complex and furnishings. If all is satisfactory, the Lake House Committee will authorize refund of the security deposit. Should unsatisfactory conditions be discovered, security deposit funds will be allocated to cover required cleaning, repairs, or replacement with any unused balance refunded. Any expenses over and above the security deposit are the responsibility of the host property owner or charitable organization.

Use Limitations

The Lake House may be reserved once in a twelve-month period by any property owner regardless of number of lots owned. It is recognized that the heaviest period of “casual non-exclusive use” of the Lake House occurs during the summer when grandchildren and other family/friends visit Straus Park property owners. In order to maximize availability of Lake House and pool facilities during that period, no private events will be permitted on a Friday, Saturday, or Sunday beginning with Memorial Day weekend and running through Labor Day.

Private Event users should be aware that utilization of Lake House dishes, glasses, flatware, tablecloths, dishcloths, etc. is not included and refrigerator space is not guaranteed.

Additional Conditions

Private social events may be held only between the hours of 9:00 am and 10:00 p.m. Outdoor activities may be scheduled, but in no case are they to continue after 9:00 p.m. The reserving property owner is responsible for the conduct of their guests, particularly in regard to consideration of residents in surrounding homes. No excessively loud music or boisterous behavior will be tolerated. Signs announcing a scheduled event are not permitted on Association common areas. Per Section 38-72, item 3 of the Brevard City Ordinances which states in part: ***“The playing of any radio, phonograph or other musical instrument in such a manner or with such volume, particularly during the hours between 10:00 p.m. and 7:00 a.m., as to annoy or disturb the quiet, comfort or repose of any persons in any dwelling, hotel or other type of resident. No speaker or amplifier of any radio, phonograph or other musical instrument on which music is played shall be located outside of any private or commercial public building or temporary structure, including tents, or inside such enclosed spaces so that the sound is directed primarily to the outside...”*** By approval of the request, lessees are required and agree to abide by this city ordinance in controlling noise during scheduled events at the Lake House.

Lake House Capacity Limitations

Maximum inside seating capacity utilizing existing Lake House furniture is 64. An additional 28 may be seated outside utilizing the patio furniture. Lake House Committee approval of any event exceeding 92 persons in attendance will be on a case-by-case basis.

Liability

Property owners or charitable organizations using the Lake House and its equipment for private events assume all liability for any damages including those caused by guests. **Host property owners and charitable organizations assume all liability for any injuries sustained by a guest.**

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LAKE HOUSE PRIVATE EVENT FEES

Fee requirements for private use of the Lake House based on number of people attending:

<u># of Attendees</u>	<u>Event Type</u>	<u>Use Fee/Cleaning Fee</u>	<u>Security</u>
1 to 20	Category 1	\$0/\$200	\$100
	Category 2	\$250/\$200	\$500
21 to 40	Category 1	\$50/\$200	\$200
	Category 2	\$250/\$200	\$500
41 to 64	Category 1	\$100/\$200	\$300
	Category 2	\$250/\$200	\$500
65 to 92	Category 1	\$150/\$200	\$400
	Category 2	\$250/\$200	\$500
Any to Max	Wedding/ Reception/ Special	\$750/\$200	\$750