

RIVERWIND HOMEOWNERS ASSOCIATION INC.
RULES AND REGULATIONS
CLUBHOUSE COMPLEX

Three types of events are possible in the Clubhouses/Game Room:

1. Social Committee events
2. Private party events
3. Recurring events

All events must be scheduled with the Scheduler, using a Reservation Agreement Form.

No event can supersede another event unless it is a Tribute of Life for a Departed Resident.

GENERAL RULES

Clubhouse Complex is smoke-free.

Purchasers of Riverwind homes are given a Clubhouse key by the Welcome Committee. It is the responsibility of each homeowner to safeguard the key. Under no circumstance should a Clubhouse key be loaned or given to a non-homeowner of Riverwind property.

The number of persons using either Clubhouse or the Game Room must conform to the maximum occupancy standards established by the Henderson County Fire Marshall. A notice is located on the wall as you enter the buildings.

Main Clubhouse - 72 at tables & chairs; 154 at chairs; 216 standing.

Small Clubhouse - 22 at tables & chairs; 48 at chairs; 66 standing.

Game room - 24 persons.

The Clubhouse doors will remain unlocked when anyone is inside or when any resident or guest is using the swimming pool. All exterior surrounding fence gates must remain closed and never propped open. This is an absolute insurance requirement as well as a safety issue.

All trash is to be removed immediately after all events. Trash must be taken home for disposal.

Grill(s) are to be cleaned after use.

No tables, chairs or other Clubhouse or pool furniture may be borrowed without specific permission from the RHOA.

The Clubhouse Complex is not an available meeting place for outside groups. There can be no business conducted in the Clubhouses except for events/meetings sponsored or approved by the RHOA.

The RHOA Board of Directors is to be the final arbitrator on any conflicts with scheduling of the Clubhouses or Game Room.

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GENERAL RULES (CONT.)

No pets are allowed in the clubhouses, pool area or game room unless the animal is a service animal assisting their owner.

Children must always be under adult supervision.

SOCIAL COMMITTEE EVENTS

Limited to residents only or a solo resident with one guest, for a household total of two attendees.

Events are budgeted through the RHOA. The Social Committee plans and schedules the events.

Events are scheduled at the beginning of the fiscal year so as not to conflict with existing scheduled events.

PRIVATE PARTY EVENTS

Residents may reserve either the Clubhouse or the Game Room for private parties, through a request to the Scheduler to put their event on the monthly RHOA calendar. Guests do not have to be residents.

Residents are limited to one (1) scheduled event per month. In all such uses, the RHOA shall require that the resident host exempt the RHOA from all liability for use of alcohol.

The use of either Clubhouse or the Game Room shall not generate expectation of absolute privacy because the Clubhouses and Game Room are co-owned by all residents. However, all residents are expected to exercise consideration and avoid disturbing such a gathering.

A notice may be affixed to the outside door notifying all that a scheduled private party is in progress.

RECURRING EVENTS

Such events must be open to all Riverwind residents.

They must be scheduled so as not to conflict with existing scheduled events already published in the Riverwind Newsletter Calendar.

Recurring events, such as bingo, bridge, cards, table tennis, stitch & chat, etc. must have a resident sponsor identified.