

LAKEVIEW AT BRANDYWINE HOMEOWNERS ASSOCIATION
- AMENITIES USER AGREEMENT
Clubhouse Usage
General Usage Guidelines

Clubhouse Rules and Regulations as well as all provisions governed policy Codes pursuant to the Lakeview at Brandywine Homeowners Association HOA, Inc. The Lakeview at Brandywine, HOA, Inc is not bound by any oral promises and oral promises shall be a part of this agreement. The laws of the State of Maryland shall apply to this Agreement as well as the covenants of the Lakeview at Brandywine HOA.

- A. The homeowner(s) further agrees that use of the Clubhouse and its related facilities is generally on an unsupervised basis and is at the homeowners sole risk, responsibility and liability. The homeowner(s) agrees on behalf of their household and their guests to indemnify and hold free and harmless the Lakeview at Brandywine, HOA, Inc, the Board of Directors, and Managing Agent from any and all claims of any nature arising from personal use of the Clubhouse and its related facilities. The homeowner(s), their household and guest, hereby accepts full responsibility for any and all damage to the Clubhouse and its related facilities, equipment, furnishings and accessories arising from the homeowner(s) use or misuse of the Clubhouse and its related facilities.
- B. The maximum building occupancy must not be exceeded. The Great Room is limited to 75 persons at one time. Entire clubhouse capacity is 213.
- C. The Lakeview at Brandywine, HOA, Inc or its affiliates are not responsible for damage or loss of Personal property. Any personal property that users bring to the clubhouse or surrounding facilities, do so at their own risk.
- D. All children less than 18 years old must be accompanied by an adult to use the clubhouse facilities. Homeowners are responsible for the activities of their children and guests. Children found entering the clubhouse without an adult, will forfeit clubhouse privileges for the homeowner.
- E. The Clubhouse is alarmed by a monitoring service; any false alarm fees resulting from homeowners in the facility after hours will be charged back to the homeowner. Fees may vary. The clubhouse hours of operation are 5am to 11pm (unless a written authorization from the Board of Directors or Managing Company)
- F. Proper Attire: Shirt and shoes are to be worn in the facility at all times (Workout attire is required in the gym area). Swimsuits are not considered as proper attire and should be covered when in the clubhouse. **Wet swimsuits are prohibited in the clubhouse, with the exception of the restrooms.**
- G. Any illegal activities are prohibited on community common areas/property. All incidents relating to illegal activities will be referred to the Prince Georges Police Department. In order to ensure a safe environment for community members and guests; wearing, transporting, storage, or presence of firearms or other dangerous weapons or any items that can cause harm are prohibited in the clubhouse and its surrounding areas. Possession of a valid concealed weapons permit authorized by the State of Maryland is not an exemption under this policy.
- H. Absolutely **NO SMOKING, CHEWING** or other means of tobacco use is allowed inside the Clubhouse and within 30 feet of the clubhouse and play area (including electronic cigarettes or any inhaling/exhaling vapor device). Throwing smoking materials or any forms of waste on the common area is prohibited.
- I. The Administrative Office is off limits to all users except management or via written approval from the HOA Board of Directors. The Facilities committee chairperson or secretary shall hold a key to the administrative office. In addition, the Facilities chairperson shall hold a key to control the thermostats for the clubhouse and the storage closet.
- J. Alcoholic beverages or tobacco products may not be sold on the premises. All users must comply with all governing laws and requirements of the State of Maryland and the Lakeview at Brandywine, HOA, Inc
- K. Proper etiquette while using the clubhouse is required. *Examples of behaviors that will not be tolerated on Community property are as follows:* Intimidating/Threatening; Bullying; violating known or posted rules and regulations; Loudness (shouting, screaming); misuse of furniture (Jumping on furniture, railings or counters, sitting incorrectly or standing); Physical Abuse; Running; Fighting; Endangering others; Spitting; Vandalism (destruction of property); Theft.
- L. No food is allowed in the gym. Homeowners are responsible for using the fitness equipment in the gym in a proper and safe manner. Users should wipe off all equipment after each use with the disinfectant and towels provided in the gym area. The Lakeview at Brandywine, HOA ask homeowners to report equipment failures to the management company or the HOA Board of Directors. When children accompany the homeowners into the gym, the homeowner is responsible for the conduct of their children. Children under 12 years of age are prohibited to use the gym equipment. Children under 12 found utilizing the gym equipment will result in key fob privileges being revoked. Individual headphones are encouraged. If you have an open sore and/or a contagious illness please refrain from using the fitness room.
- M. The Community Center parking lot is for patrons using the clubhouse, the pool, or the playground. The parking lot is closed between 11 pm and 5 am.
- N. Animals are prohibited in the clubhouse and pool areas with the exception of service animals.
- O. **One electronic key fob for the clubhouse facility will be issued per family. Homeowners (Adults over the age of 18 years) may purchase additional key cards at the cost of \$25 per key. The HOA may suspend or cancel the rights, privileges, or membership of any Homeowners whose actions are detrimental to the enjoyment of the Clubhouse and the surrounding facilities. Homeowners must be**

in good standing, current in their assessments and have no pending Covenants Violations to utilize the Community amenities and to receive a Key Fob. Homeowners may incur a fee to reinstate key fob privileges, (not exceed 100.00). Key Fobs will be given out on at the clubhouse on a specified date and time. Any homeowners needing new or additional key fobs after the specified date will need to contact the managing company to obtain the key fobs.

Indemnity Agreement: Resident agrees to indemnify, hold harmless and defend the Association, its officers, Directors, employees, agents, Management Company, contractors, and sub-contractors (Association Parties”), from and against all damages, liabilities, claims, causes of action penalties, fines, costs and expenses (Including but without limitation - all attorney’s fees and court costs) incurred or suffered by the Association Parties whatsoever arising out of or relation in any way to the Resident’s use of the amenities granted to the Resident by this instrument, whether or not such claims are based upon the negligence of the Association Parties.

I, _____, Homeowner or Tenant of _____ at Lakeview at Brandywine Community, hereby certify that I have received, read and agree to comply with all provisions of the Policy Code for The Lakeview at Brandywine, HOA, Inc.:

Signature Date _____ Key Fob Card Number: _____
YOUR SIGNATURE ACKNOWLEDGES YOU HAVE READ, UNDERSTAND AND AGREE TO ALL TERMS HEREOF.