

BARRINGTON PLACE HOMEOWNERS ASSOCIATION

CLUBHOUSE

STATEMENT OF PURPOSE

The Barrington Place Homeowners Association has erected a multipurpose building at 13318 Rosstown Drive, adjacent to the swimming pool. This building, hereinafter referred to as the "Clubhouse," has been provided for the following purposes:

1. To provide space for General Membership, Board of Directors, and Committee Meetings, as required.
2. To provide a place for Barrington Place Homeowners Association sponsored community social, recreational, or educational events.
3. To provide a meeting place for certain secular youth groups, such as the Boy Scouts and Girl Scouts, whose leader is a Homeowner in Barrington Place.
4. To provide, on a rental basis, a place where qualified Homeowners may hold private events or meetings.

USAGE

1. Available for rental to Homeowners only. Payment for rental will be accepted only from Homeowners in good standing with the HOA.
2. Rental residents may use the Clubhouse, but must have their contract cosigned by the landlord or his agent, accepting responsibility for damages and/or cleaning.
3. Usage may include social events, parties, business meetings, or commercial groups, as long as all activities are legal.
4. Clubhouse hours are shall be 8:00 A.M. to 10:30 P.M. on weekdays and 8:00 A.M. to 12:30 A.M. on weekends. Any variance in time must have written approval of the Board of Directors.
5. Clubhouse storage of any items other than Association property is strictly prohibited.
6. A maximum of seventy-three (73) persons may attend an event, in accordance with the City of Sugar Land Building Code.
7. The responsible Homeowner must remain in attendance at the event and will be held responsible for damage to facilities and behavior of guests. In the event damage occurs, but is denied by the Homeowner, the decision of the Board of Directors and Management Company will prevail.

Clubhouse (Usage Continued)

Page 2

8. In the case of children's parties, there must be supervision in a ratio of one (1) adult per ten (10) children.
9. Trash must be removed from the premises following each event by the Homeowner, who must provide the trash containers for this removal.
10. Alcoholic beverages and smoking are prohibited in the clubhouse.

SECURITY

1. The Clubhouse will remain locked at all times except during scheduled events.
2. Homeowner shall pick up keys to clubhouse no sooner than 48 hours before the date of their function and must return the keys no later than 48 hours after their function.

FEEES FOR PRIVATE USE

1. A refundable deposit of \$ 250.00 will be due at the time of Clubhouse Rental Reservation to cover possible damage or extra cleaning. Extra cleaning will be charged at the rate of \$ 25.00 per hour with a two-hour minimum.
2. The Clubhouse Rental Rate is \$ 30.00 per hour, payable in advance, with a four-hour minimum. The Clubhouse rental income will go back into the Clubhouse Budget to cover Clubhouse expenses, general maintenance, and improvements.
3. Charges shall be assessed for each of the following incidents: failure to remove garbage, failure to turn off lights, or failure to turn off utilities.

RESERVATIONS

1. Clubhouse Reservations will be made through the Barrington Place Homeowners Association Management Agent.
2. Reservations for private events will be accepted no earlier than six months prior and no later than ten (10) days before the scheduled event.
3. Reservations become confirmed only upon payment of the required fees.
4. Time reserved must include setup and cleanup time.