

WOODBURY HOMEOWNERS ASSOCIATION, INC.

c/o FirstService Residential ♦ 5970 Fairview Road, Suite 710, Charlotte, NC 28210 ♦ Ph: 855.546.9462

www.fsresidential.com

WOODBURY CLUBHOUSE AGREEMENT GENERAL RULES

The Clubhouse is available to all Woodbury residents who are current with their annual dues and in good standing with the Association. However, failure to abide by the following rules can result in suspension, expulsion, or possible legal action.

1. Homeowners are responsible for cleaning up after themselves and removal of personal items. The Homeowner's Association is not responsible for personal items left behind, or lost or stolen items.
2. If furniture within the Clubhouse has been moved to accommodate your guests, it must be returned to the original placement. Clubhouse house furniture is prohibited from being removed from the Clubhouse or placed in bathrooms. Outside furniture is prohibited from being brought into the Clubhouse. Outside furniture may only be utilized if reservation included use of the pool. During the pool season, outside patio and furniture is on a first come, first served basis and is not reserved in connection with any Clubhouse reservation.
3. Abuse, excessive noise, unruly behavior, and deliberate damage will not be tolerated. Unreasonable, derogatory or disruptive language is not permitted. Any infraction of any items specifically noted will be subject to further penalties including, but not limited to, further legal recourse.
4. Absolutely no smoking or firearms, with the exception of law enforcement, are allowed on the premises of the clubhouse or any property owned by the Woodbury Homeowners Association.
5. Residents should be dressed appropriately. Shirts and shoes must be worn at all times.
6. No swimsuit attire is allowed in the Clubhouse at any time, unless the Clubhouse was rented in connection with the Pool.
7. Candles are not allowed in the Clubhouse unless they are used for birthday cakes and/or cupcakes. Any wax spotting on the flooring or furnishings will result in a cleaning charge of \$50, minimum.
8. Loitering is not allowed. All homeowners are encouraged to call the police to enforce this rule.
9. If any Homeowner or guest of the Homeowner destroys the community property, the Homeowner will be responsible for replacing the damaged property.
10. Children under sixteen (16) years of age are not allowed in the Clubhouse or Pool without an adult present.
11. Pets of any kind are not allowed in the clubhouse or pool area.
12. All bicycles must be parked away from the entrance to the Clubhouse. Motor scooters, motorcycles, and mopeds must be parked in the regular parking spaces.
13. Sitting or swinging on the fence surrounding the amenity site is not allowed.
14. No food should be left outside or inside the Clubhouse, including rice or birdseed.
15. Lifeguards on duty are for the general community population using the pool facilities. If you are attending a party at the Clubhouse, you are swimming at your own risk. The Association will not be responsible for any bodily harm which is the result of reckless or careless behavior.
16. The Clubhouse may not be used for any function that requires an entry fee to attend.
17. Be courteous of other Homeowner's private parties. If you are aware that another Homeowner has rented the clubhouse for a private event, please take note of where your children are and prevent them from disrupting or joining another's party.

**Remember, this is your community.
Please take pride in your amenities; they are an asset to your home.**

GENERAL RULES