

Forester Square at Auburn Hills

AMI Management
47200 Van Dyke
Shelby Township, MI 48317
800-821-8800 Fax: 586-739-6006

Clubhouse Rental Rules & Regulations

The Clubhouse is available for private parties to Forester Square Condominium Co-Owners in good standing and those members of their immediate family residing with them. The Clubhouse may not be reserved for any organized group or function.

Members who reserve the Clubhouse shall abide by all Rules and Regulations of the Clubhouse for all social events and shall forfeit the security deposit referenced below if any Rules or Regulations are ignored, broken, or violated. In the event that the security deposit should prove inadequate to compensate the Association for any and all damages to the Clubhouse or other property held by or for Forester Square, then the Member who reserved the Clubhouse shall be held responsible for all additional damages. The Association may pursue actions to collect such damages including, but not limited to, the imposition of a lien upon Member's unit, the collection of damages as an unpaid assessment, or sue for said damages, as may be determined by the Associations Board of Directors.

The Clubhouse will be inspected by Co-Owner and Management before and following all parties within a reasonable time period. Arrangements for these inspections are to be made at the time of reservation. Clubhouse reservations require the payment of 1) a non-refundable Rental Fee of One Hundred Fifty and 00/100 Dollars (\$150.00), and 2) a Security Deposit of Two Hundred Fifty and 00/100 Dollars (\$250.00). The Rental Fee and the Security Deposit require separate, individual checks that must be made payable to the Forester Square Condominium. The Rental Fee will be deposited immediately for the benefit of the Forester Square Homeowners' Association and is non-refundable.

The Security Deposit will held by the Management Company and will not be cashed or deposited until a complete inspection of premises by Management Company staff has been completed. The Security Deposit will be returned to the Member within Seven (7) business days if 1) no damages have occurred, 2) the Rules and Regulations pertaining to use of the Clubhouse have been adhered to, and 3) no excessive cleaning of premises is required. If the Management Company staff determines that any of the preceding conditions have not been met, the Management Company will deposit the Security Deposit check for the benefit of the Forester Square Homeowners' Association.

All social events held at the Clubhouse or Association property given for or by members or immediate family younger than 18 years of age must be supervised by the adult Co-Owner of a Condominium.

- Clubhouse may be used between 9:00 a.m. and 11:00 p.m.
- Occupancy maximum 75 people.
- All guests must be accompanied by a Co-Owner Member or Resident at all times.
- Absolutely no running or rough play permitted in the Clubhouse.
- No Smoking inside the Clubhouse.
- Alcoholic beverages are strictly prohibited in all areas of the Clubhouse.
- Use of anything requiring an open flame is expressly prohibited unless specifically approved by the Association Board of Directors.
- No decorations shall be affixed to the clubhouse walls, ceilings or exterior surfaces.
- Children under the age of 16 must be accompanied by an adult.

- Loud playing of radios or similar type equipment is not allowed in Clubhouse.
- No animals are allowed in the Clubhouse at any time.
- The Clubhouse may be rented by Association Members at times; please respect other Co-owners private events.
- Appropriate attire required at all times.
- Members who invite guests to the Clubhouse are fully responsible for guests' conduct while on the Clubhouse or on the Association's premises.
- All litter resulting from the use of the Clubhouse must be removed by the Member renting the Clubhouse. Litter must be disposed of by the renting Member at their Unit. No special garbage pickup is provided for Clubhouse use.
- These Rules and Regulations supersede and replace all previous Rules and Regulations.
- The pool, pool deck, spa and workout room are NOT included in clubhouse rentals. Residents shall have free and unfettered access to the workout room at all times during a rental. Please be respectful of Members and Residents utilizing these common areas.
- All activities must be contained within the clubhouse.
- The Board of Directors reserves the right to appoint a special Association Monitor to oversee scheduled functions. When so appointed, this monitor will be considered to be acting fully on behalf of the Board of Directors insofar as assuring all Clubhouse regulations are followed.
- Any function may be terminated immediately, at will or without cause, by a designated Association monitor, an acting Clubhouse Manager, or by a member of the Forester Square Board of Directors.
- Renters shall refrain from moving or relocating furniture. Anything moved must be returned to its original location.
- All items brought into the Clubhouse during the rental must be removed by the renter.
- The Board of Directors reserves the right to close the Clubhouse as a result of, but not limited to, mechanical problems or inclement weather.
- All rental charges and deposit requirements have been established by the Board and are subject to change without notice.
- The regulations specified above are subject to be modified, or added to, at anytime, and the Board of Directors reserves the right to make such modifications or additions.
- The Board of Directors reserves the right to impose fines when Clubhouse rental regulations are violated. The fines will be commensurate with the violation, as directed by the Board of Directors.
- No Clubhouse reservation will be considered valid without a duly executed reservation form and receipt of the required rental fee and security deposit.
- Reservations will be accepted within 90 days of the event. Any application received prior to 90 days before the event will be returned to the Co-Owner and the reservation will not be made.

All problems, accidents, security issues and maintenance concerns must be brought to the attention of AMI Management at (800) 821-8800.

Clean-up following rental: All beverages and food must be removed from the Clubhouse prior to the closing and securing of the building. Garbage must be bagged and removed from the building to the co-owner's unit. Additionally, the renter shall be responsible for all clean-up requirements specified on the supplemental list provided by the Management Company. Renters are responsible for complete clubhouse cleaning following their event, including but not limited to, vacuuming and sweeping of floors, clean-up of kitchen (including oven, microwave, refrigerator, etc.)