

EXHIBIT A

RULES FOR USE OF HILLSIDE COMMUNITY CENTER

1. **Alcoholic Beverages:** Alcoholic beverages may not be served to any one under the age of twenty-one (21), or to any intoxicated persons at the Facility. No alcoholic beverages may be sold.
2. **Smoking:** No smoking is permitted within the Facility at any time.
3. **Animals:** Qualified individuals may be accompanied by service animals as necessary; otherwise, no animals of any sort are permitted within the Facility at any time.
4. **Assessments:** The Facility is not available for rental to any Member of the Association if assessments and other sums due the Association by the Member are not current. Members are asked to check the status of account prior to application.
5. **Member as Host:** Renter must be present at all times at the function for which the Facility is reserved, and must be the primary host of the event. Renter may not reserve the area on behalf of a third party.
6. **Pool:** The pool area may not be rented. It is for the use and enjoyment of all Members and guests and has its own hours of operation and may be available for the use of other Members and tenants during the time that Renter has reserved the Facility.
7. **Noise:** Music and any other noise must be kept at a level so that it cannot be heard at homes within surrounding area. Sound amplification systems are prohibited. Renter is responsible to see that guests are not disruptive within the Facility and also during arrival and departure.
8. **Parking:** Renter must ensure that guests and/or valet parkers have been informed of and adhere to Hillandale's parking regulations and respect the community by avoiding disruptive arrivals or departures. If parking is expected to be significant, a discussion with the Manager will be necessary to ensure proper guidelines and notification to the Gatehouse are made in a timely manner
9. **Facility Clean Up:** Renter will be responsible for cleaning the facility, including all equipment and furniture. All table and countertops cleaned, chairs stacked, or if rentals, returned, all food removed from the premises, all trash receptacles emptied and trash deposited in bins provided in the lower garage at the rear of the building, all equipment or decorations (if permitted) removed, sinks and drains cleaned, restrooms cleaned, floors swept/vacuumed, and furniture replaced in its original position.
10. **Damage:** Renter will be financially responsible for the repair and/or replacement resulting from damage done by Renter and/or guests to the Facility, its furniture, equipment, or window coverings.
11. **Key Return:** The key to the Facility will be returned to the person from whom it was checked out the next business day following function. Failure to return the key within such time may result in a \$25.00 key assessment. Should the key to the Facility be lost, Renter may be responsible to pay the full cost of lock and key replacement.

12. **Assumption of Risk:** In signing the Rental Agreement, the Member will assume full responsibility for any and all accidents or claims that may arise as a result of any accident or for any other reason in connection with the function or lease of Hillside by Renter and said Renter shall agree to the general indemnity contained in the Rental Agreement to which these rules are attached.
13. **Heat and Air Conditioning:** Heat and/or air conditioning and lights are to be left at the settings at which they were found upon arrival at the Facility.
14. **Lock Doors:** Renter will close and lock the doors when the function is over. Failure to secure the Facility upon the completion of use may result in the forfeiture of all or part of security deposit. In addition, Renter may be financially responsible for any damages caused to the facility as a result of the facility being left unsecured.
15. **City Codes:** All applicable city and fire codes apply.
16. **Occupancy Limit:** No more guests than the fire code permits are allowed, namely _____ at any function.
17. **Late Usage:** Renter is authorized to use the Facility during those hours listed on Rental Agreement. Such time is inclusive of decorating and clean up. Renter shall be responsible for the punctual termination of the activity for which they have been granted use of the Facility. Failure to do so may result in loss of all or part of security deposit.
18. **Hours:** The facility is available at 8:00 a.m. daily. All functions must end by 10:30 p.m. on weeknights and Sundays and by 12:00 a.m. on Friday or Saturday nights.
19. **Guest List:** A non-resident guest list must be provided to the Gatehouse at least one hour prior to the commencement of the function. Only guests listed will be permitted entry.
20. **Decorations:** Decorations may be installed only after prior approval. The use of any form of tape, glue, thumbtack, staple, or nail in hanging decorations is prohibited. If evidence of such activity is found all or part of security deposit may be held.
21. **Inclement Weather:** Should severe weather conditions warrant canceling of a scheduled event, Renter will be refunded security deposit and rental fee, minus \$25.00 processing fee. The Association will make every attempt to reschedule event at later date, provided that space is available. Severe weather conditions may include: a snow emergency, ice or freezing road conditions, the closing of local schools and/or businesses due to a hazardous weather conditions, hurricane, or tornado. Notification of such cancellation must be given no earlier than one (1) business day prior to event. If notification is not received, it will be assumed that event will occur as scheduled, in which case Renter may not be eligible for refund.
22. **Violation:** Violations of these rules will be determined by the Board of Directors of the Association and the Hillside Committee at their sole discretion. Violations will subject Renter to any corrective or enforcement action authorized by the Association's governing documents or by law and penalties may include without limitation the loss of use rights for Facility for one year. Any default under the Rental Agreement will be the responsibility of the owner of record.