



DEER CREEK HOMEOWNERS' ASSOCIATION, INC.
AMENITY CENTER RULES & REGULATIONS

KEYCARD ACCESS

Prior to the use of the Deer Creek Pool/Splash Park, Fitness Center, Tennis Courts, Playground, Clubhouse/Gathering Hall or Lakes each Member must execute or have current in effect a Deer Creek Homeowners' Association, Inc. Amenities Usage and Indemnification Agreement. Admittance to some of the Deer Creek amenities is by keycard access. One (1) keycard will be given to each Member. A maximum of three (3) keycards can be assigned to a Member's property. Extra, lost or damaged keycards may be replaced at the expense of the Member. Keycards may not be loaned under any circumstance.

IDENTIFICATION/ PROOF OF RESIDENCY

Prior to the issuance of any keycard or the ability to use any facility or amenity owned or operated by the Association, each Member and each adult person living at the household of a Member will need to submit photo identification to the Association staff accompanied by appropriate application and written evidence of the location of residency at the Member's property.

In no event shall any Tenant of a Member be permitted to use any facility or amenity unless and until the Member shall have completed and filed with the Association a Notice of Transfer signed by the Member and only after the Tenant shall have further complied with all Rules & Regulations for use of the facilities and amenities owned or operated by the Association for its Members including, but not limited to, submission of photo identification and proof of tenancy.

CLUBHOUSE/GATHERING HALL RULES

1. The Clubhouse is for adult use only. Persons under the age of 21 years old are not permitted in the Clubhouse unless accompanied by an adult or invited by a Member hosting the event.
2. Reservations are only available to Members of the Deer Creek Homeowners' Association. Management may request proof of residency before a reservation can be made. Reservations will not be made for Members with outstanding Homeowners' Association dues. All guests must be accompanied by the Member of the Association reserving the Clubhouse.
3. A rental fee, completed paperwork and a security deposit must be on file for the reservation to be confirmed. Payments must be received by Deer Creek Homeowners' Association Members only. Cash and credit cards are not accepted. Security deposit and rental fee checks should be made payable to Deer Creek Homeowners' Association, Inc. Two separate checks are required for security deposit and rental fee. Rental fee information is provided in detail in the Clubhouse Rental Agreement.
4. The Information Center Staff will not sign for any rentals (i.e. tables, chairs, etc.). The Member must be present to sign for all rentals. No rentals may be stored overnight. Rentals may only be delivered during the time of the reservation and must be picked up prior to the end of the reservation. The Deer Creek Homeowners' Association is not responsible for any items left on-site after the reservation. Items that are left inside the Clubhouse after the reservation time may be placed outside of the Clubhouse in a non-secure area. Any cost associated with relocating items left in the Clubhouse will be taken out of the Member's security deposit.
5. Furniture may be moved around within the Clubhouse doors to accommodate the Clubhouse event. However, all furniture must be returned to its original location. Please use caution when moving furniture. Furniture is not to be placed on tile floor, nor placed outside the Clubhouse. (Dragging furniture across the floors, carpet or tile, can cause damage.) If all furniture is not returned to its original location at the end of the reservation, a charge of \$65.00 will be taken

Deer Creek, 8925 Deer Creek Boulevard, Montgomery, AL 36117

Phone: 334-270-3337 Fax: 334-270-3379

www.deercreekhomeowners.net or www.deercreek.net

Revised 06/0107

- from the Member's security deposit. The cost to repair any damage to the Clubhouse property as a result of Member moving furniture will be taken from the Member's Security Deposit.
6. The Clubhouse maintains a strict no smoking policy. Other tobacco uses are also prohibited.
 7. Animals are not allowed in the Clubhouse unless use is for aid in disability.
 8. Use of candles in the Clubhouse is not allowed.
 9. Use of barbecue grills must be approved in advance by Management.
 10. Use of the fireplace must be approved in advance by Management.
 11. Amplified music must be approved in advance by Management and is not allowed past 11:00 p.m. No music is allowed outside of the Amenity Center. (Out of respect of neighbors.)
 12. Shirt and shoes must be worn at all times. Bathing suits are not allowed in the Clubhouse.
 13. Rental of the Clubhouse is limited to the use of the Clubhouse. Use of the common areas, including the tennis courts, fitness center, playground, pool area, parking lots, and lake are not included in the rental agreement for the Clubhouse. Other than the pool area, these areas are not available for private event rental. The Homeowners' Association has published Procedures and fees for pool/splash park parties.
 14. Members are responsible for the actions of their guests during an event.
 15. An inspection of the Clubhouse will be conducted as soon as feasible after an event. If any damage has occurred, Management will determine the dollar amount of the damage. The amount will be collected from the security deposit received from the Member. It is the sole responsibility of the Member to inspect the Clubhouse. If the Clubhouse requires attention, a Member of the Information Center Staff should be notified prior to the start time of the event. If the Information Center is closed, Member must leave a message by calling 270-3337. The message must be received prior to the start time of the event. Rental fees will not be waived due to unforeseen mechanical problems.
 16. The Clubhouse may be partially or completely closed off during normal hours of operation to Members at any time without prior notice.
 17. Management reserves the right to adjust or add any rules as needed. Additional Clubhouse rules may be posted at the Clubhouse or may be implemented without notice. Management reserves the right to refuse anyone the use of the Clubhouse. Failure to adhere to these rules may cause the loss of Clubhouse privileges.