

## Brandywine Pointe Amenities Usage Agreement

Beginning June 2020 all residents will be assigned a new Key Fob for access to the following amenities

- Pool
- Tennis courts
- Rental of clubhouse

Each address of Brandywine Pointe will be assigned 1 electronic key. These keys will be assigned to individual addresses within Brandywine Pointe. Individuals 21+ may serve as the representative for the new key fob, provided they have ID showing they are a resident of Brandywine Pointe. The new keys will allow better security and tracking of movement within our amenities.

**With the use of the new key fobs, along with upgraded cameras at the pool, tennis courts, as well as inside/outside the clubhouse, HOA board members and Blackburn security will be able to track entrance into our amenities. The HOA board will be closely monitoring resident and guest behavior at the pool and failure to follow the following guidelines will result in fines and/or deactivation of keys.**

### Pool Rules/Guidelines

- Failure to pay HOA dues in a timely manner will result in deactivation of key fob.
- Each Brandywine Pointe address is allowed to bring a total of 5 guests. More than 5 guests will be considered a "Party" and must be arranged through the HOA rental process.
- Residents are responsible for the behavior of all guests. Failure by guests to adhere to the pool rules will result in a fine and/or deactivation of key fobs of the resident.
- Children under the age of 16 must be accompanied at the pool by an adult (18+).
- Pool hours are as follows:
  - 6:00-9:00 am Lap Swimming only
  - 9:00am-10:00pm Families and Guests (gates will lock at 10:00, please be outside the pool at this time)
- Foul language or explicit music will not be tolerated. Please keep appropriate music at a level where it can only be heard by your table/chair.
- Rough play or games that interfere with the enjoyment of other residents will not be tolerated. Please be considerate of others who are present at the pool.
- "Infant Pool" is reserved for families with children under that age of 6.
- Please remember the following steps to ensure the cleanliness of the pool for all residents:
  - Clean up all food items upon departure
  - Close any umbrellas that have been in use
  - Infant Diapers need to be disposed of in the restroom not outside trashcan
  - Leave restrooms clean and ready for the next guest
  - No glass bottles or other glass containers
  - No smoking within the pool area

Brandywine Pointe Address: \_\_\_\_\_

Homeowner signature: \_\_\_\_\_

### Tennis Courts Rules/Guidelines

- Failure to pay HOA dues in a timely manner will result in deactivation of key fob.
- Tennis courts hours: 7:00am-10:00pm
- Only Tennis and Pickle Ball equipment may be used on the courts. No skates, bikes, skateboards, or pets allowed at any time.
- Each Brandywine Pointe address may bring a total of 4 guests to the tennis courts.
- Courts may not be reserved and are available on a first come first serve basis.
- Please hold play to 1 game when individuals are waiting to play.
- Music shall be kept at a volume that can only be heard within the courts.
- No foul language or explicit music.

Homeowner signature: \_\_\_\_\_

### Clubhouse Rental Policy

- Failure to pay HOA dues in a timely manner will result in deactivation of key fob and cancellation of any rentals. Rentals will only be granted to Brandywine Pointe addresses in good standing.
- Residents must have an active working key fob to be allowed access during their agreed rental period.
- All rentals must be created through Associa, either by requesting through TownSquare or emailing our property manager.
- Rentals will only be granted for a 12 hour period during the requested rental date. Do not plan to access the clubhouse outside the agreed upon date/time.
- Rentals will only be confirmed once payment has been received. Failure to make payment within 7 days of the request will allow other residents to reserve the requested date.
- The Clubhouse is a Smoke-Free facility. Smoking is prohibited inside of the clubhouse.
- The Upstairs Clubhouse Rental rates do NOT include the pool. **The swimming pool area is off-limits during upstairs rental events.**
- The Brandywine Pointe Resident who rents the facility MUST be present throughout the function and is responsible for the actions of all guests including any resulting damage to the facility. Failure to adhere to rental guidelines by resident or guests will result in a fine and/or deactivation of key fobs.
- Renter is expected to replace all furniture and accessories back to their original position.
- Band, disc jockey or music should not be so loud as to disturb neighbors. Doors must remain closed at all times. The Association reserves the right to restrict any band, disc jockey or music. No events are allowed to continue past midnight with the only exception being New Year's Eve.
- The permit holder may serve but not sell alcoholic beverages on the premises. Consumption of alcoholic beverages by anyone under the age of 21 is against the law and strictly prohibited. The permit holder is responsible for assuring this rule is not violated. Kegs or coolers that can potentially harm the floor must be kept outside the facility.

Homeowner signature: \_\_\_\_\_