

MALLORY CREEK HOMEOWNERS ASSOCIATION, INC.

RULES FOR USE OF THE CLUBHOUSE

These Rules and Regulations are established by the Board of Directors of Mallory Creek Homeowners Association, Inc. to protect the Clubhouse and to promote the health, safety, welfare and enjoyment of the Owners, their family members, friends, invitees, tenants, and guests, and any others using the Clubhouse (collectively referred to herein as "Person"). The Board of Directors may amend these Rules and Regulations from time to time.

Rules & Regulations – Mallory Creek Clubhouse

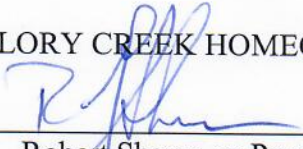
1. Clubhouse Hours are posted. Exercise room; 5:00 am to 10:00 pm and Clubhouse; 5:00 am to 10:00 pm. These times are subject to change from time to time by the Board of Directors.
2. Use of the Clubhouse at any time is at the Person's own risk. Any injuries or accidents must be reported immediately to the Board of Directors, to the on-site property manager during business hours, or to Capital Realty Advisors after hours at 561-624-5888. **In the event of an accident warranting emergency services, CALL 911.**
3. Owners are responsible for the actions of their family members, friends, invitees, tenants, and guests, including any damage caused by their activities, whether they were negligent or not. No abusive, offensive, or threatening language or action, or other nuisance behavior under any circumstances shall be allowed.
4. All guests must be accompanied by the Owner or authorized tenant of a residence in Mallory Creek. All Persons are responsible for the conduct and proper behavior of their guests, including preventing damage and excessive noise.
5. NO LOITERING SHALL BE PERMITTED AT THE CLUBHOUSE, AS DETERMINED BY THE BOARD OF DIRECTORS OR PROPERTY MANAGER IN THEIR SOLE DISCRETION.
6. Children fourteen (14) and under must be accompanied and supervised by a responsible adult of at least eighteen (18) years of age while at the Clubhouse. All children under the age of fourteen (14) who wish to use the Clubhouse pool table must be accompanied by an adult.
7. Persons under the age of fourteen (14) are prohibited from using gym equipment and are permitted in the gym only when accompanied by an adult.
8. All persons using the Clubhouse are urged to cooperate in keeping the area clean. Trash must be placed in the containers located throughout the Clubhouse area.

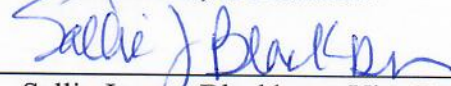
9. The Clubhouse is not for the use and enjoyment of the public, but rather is expressly reserved for the private use and enjoyment of Owners, their family members, friends, invitees, tenants, and guests.
10. All complaints, criticisms or suggestions of any kind relating to the Clubhouse must be in writing, signed and addressed to the Board of Directors or the Property Manager.
11. Solicitation of any kind is prohibited and should be reported to Management immediately.
12. Shoes or other foot coverings and caftans or shirts or other cover-ups must be worn in the Clubhouse.
13. Running, ball playing, bike riding, skate boarding, roller skating/blading, or similar activities and any hazardous activities, are prohibited in the Clubhouse and on the Clubhouse front and rear patios. Bicycles must be placed in bike racks provided outside of the Clubhouse on a first-come first-serve basis.
14. Radios, televisions, tablets, cell phones, "ipod" type devices and the like may be listened to if played at a sound level which is not offensive to other Persons. Loud music or other noise, rowdy behavior, or other behavior that disrupts the peace or is inappropriate by the standards of a first class residential community, are not permitted.
15. To the extent not otherwise covered elsewhere in the Association's Covenants and Restrictions and/or rules and regulations promulgated by the Board of Directors, no improper, offensive, or unlawful use or acts shall be done at the Clubhouse, nor shall anything be done to cause embarrassment, discomfort, annoyance or nuisance to any person using the Clubhouse.
16. Smoking and the use of flameless tobacco devices are prohibited in the Clubhouse.
17. No alcoholic beverages may be consumed on the Clubhouse premises unless during a scheduled party (see reservation requirements below). Residents are responsible to ensure that their guests under the age of twenty-one (21) attending any social gatherings do not consume alcoholic beverages.
18. Sleeping in the Clubhouse is prohibited.
19. Firearms and all other weapons of any kind are prohibited in the Clubhouse and all surrounding areas at any time.
20. Animals are prohibited in the Clubhouse unless the animal has been approved as a service animal and is wearing a service animal vest identifying it as such.

21. All Residents and Guests when in the Clubhouse facility, must at a minimum wear a shirt or top, shorts and footwear. Wet pool attire is not permitted in the clubhouse at any time. When wearing pool attire within the Clubhouse, a shirt and shoes are required.
22. The Association reserves the right to equip the Clubhouse, including fitness center, with 24-hour surveillance cameras.
23. No resident may have more than two (2) non-resident guests at the Clubhouse at any one-time, including in the fitness center, unless for a properly scheduled party in the Multi-Purpose Room.
24. All Persons are responsible for the conduct and proper behavior of their guests, including preventing damage and excessive noise.
25. If an Owner has rented his Residence, the Owner may not use the Clubhouse facilities for the duration of the Lease.
26. All Persons, by use of the Clubhouse, expressly acknowledge, consent and agree to hold the Association harmless from any loss or claim arising from any occurrence, crime or act at the Clubhouse; the Association shall not in any way be considered an insurer or guarantor of the security or safety of any person or any personal property within the Clubhouse.
27. Any resident desiring to reserve the multi-purpose room at the Clubhouse must schedule their party at least two weeks in advance with the property manager. Availability is on a first come first serve basis. A clubhouse reservation agreement must be signed along with a security deposit of \$500.00. Return of the deposit is subject to proper cleanup by the reserving party and compliance with all rules and regulations.
28. Any person found violating the rules or not using the facilities properly are subject to having their Clubhouse use privileges suspended for a 30-day period.
 - 1st Offense: 30-day suspension.
 - 2nd Offense: 30-day suspension plus \$100 fine per violation per day.
 - Each additional offense is subject to an additional 30-day suspension and \$100 fine per violation per day.

By order of the Board of Directors this January 6th, 2018

MALLORY CREEK HOMEOWNERS ASSOCIATION, INC.

By: 
Robert Sharra, as President

By: 
Sallie Janette Blackburn, Vice President