

Lake Forest Community Homeowner Association
Community Center Rules and Regulations

Rules and Regulations for the use of the Lake Forest Community Center and the Common Area affected by the use of the Community Center.

1. The Lake Forest Community Center is available primarily for the benefit and enjoyment of the Lake Forest residents and their immediate family. It is maintained by Lake Forest HOA contractors who work under the direction of Goodwin Management, Inc.
2. Each Homeowner renting the Lake Forest Community Center will sign a Rental Agreement prior to using the Community Center. To reserve the Lake Forest Community Center, contact Earline Wakefield at Goodwin Management, Inc. (512) 502- 7526. If the date requested is available, Goodwin Management, Inc. will fax or mail the required Rental Agreement and related forms to the homeowner. The homeowner may also download and print the forms from the H.O.A. page at www.lakeforestrr.com. The homeowner should follow precisely the procedures outlined in the Rental Agreement.
3. The Lake Forest Community Center will not be available for lease to any homeowner or the tenant of any homeowner if the Association fees are not current.
4. A Lake Forest homeowner or the tenant of a Lake Forest homeowner who is named on the Rental Agreement must be present at the function for which the Lake Forest Community Center is leased.
5. The Lake Forest Community Center may be used for recreational, education, social and HOA business. Such activities would include but not be limited to birthday parties and other family celebrations, scout meetings, showers and book clubs.
6. The Lake Forest Community Center may NOT be used for business purposes of the residents. Such prohibited activities would include but not be limited to entertaining clients, parties to sell merchandise or open houses to display or demonstrate products.
7. No more than forty-nine guests are allowed at any function. All doors must be kept unlocked throughout the function. All other applicable city and fire codes apply.
8. All barbeque pits or grills must be placed fifteen (15) feet from the building when in use.
9. No alcoholic beverages are to be served if the Community Center is reserved for a function at which minors will be present. If alcoholic beverages are served for an adults only function, the homeowner is responsible for providing security (security firm, off-duty police officer and/or lifeguard) to monitor and patrol.
10. No firearms, other than those carried by a duty-sworn officer of the law, are permitted in the Community Center or the related pool and common area enclosure at any time.

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11. The pool may NOT be reserved as part of a function. All applicable pool rules apply including the limit of four (4) guests per household. Use of the pool is at homeowners' and guests risk. No lifeguards are provided by Lake Forest HOA.
12. The Lake Forest Homeowner will be responsible to ensure that music or any other noise, including noise from guests arriving or leaving, are kept at a level that cannot be heard in the surrounding homes in the area. City of Round Rock noise ordinances apply, and enforcement can be requested by any citizen. The report of loud noise could be the basis for forfeiture of the \$100.00 deposit.
13. Food and drinks are to be kept within the Community Center and the Community Center patio excluding the breezeway.
14. The Lake Forest Homeowner will be responsible for cleaning the Community Center including equipment, furniture, bathrooms, breezeway, parking area, walks and grounds around the Community Center immediately after the function ends. A vacuum cleaner is provided.
15. The Lake Forest Homeowner will be responsible for the repair or replacement of any damaged equipment, furniture, window coverings or common area facilities.
16. Heat and/or air conditioning and lights must be turned off, all doors locked and the key returned to the key box when the event is over. A deduction will be made from the deposit if any of these conditions are not met.
17. The Community Center will be inspected before any deposits are returned and the homeowner is released from liability for clean up and repairs.
18. The Lake Forest Homeowner 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 the Community Center. The Homeowner shall agree to hold harmless the Lake Forest Community Association, Developers, its Board of Directors, Goodwin Management, Inc., or Community Center Chairperson(s).

I/we are homeowner(s) or the tenant(s) of a homeowner in the Lake Forest Community Association. We have read the rules for leasing the Community Center and agree to abide by all of them.

Signature _____ Date _____