

POLICY FOR THE USE OF THE DOLPHIN BAY CLUBHOUSE

GENERAL: The Dolphin Bay Clubhouse is a “common area” as defined in the Declaration of Articles of Covenants, Conditions and Restrictions (CC&Rs), for the exclusive use of Dolphin Bay Property owners and residents. The cost to maintain the Clubhouse and to replace furnishings, equipment, appliances and fixtures is charged to the owners on an equal basis as part of the annual assessment.

POLICY: The Clubhouse is available for use for activities organized by the association, individual lot owners or residents and may be reserved by any lot owner/resident in good standing for their private gatherings. Lot owners with outstanding dues debt will not be permitted to reserve the Clubhouse until dues are paid in full.

The Clubhouse is not available for rent or use by organizations for the conduct of business of any kind, including but not limited to meetings, lectures, demonstrations, exhibits, seminars or any other training sessions, even if one or more lot owners are members of such organization. An organization is defined as any corporation, club, association (other than this association) partnership or proprietorship engaged in organized activities whether for profit or not.

CLUBHOUSE RULES:

1. Use of the Clubhouse is reserved for lot owners/residents and their guests. Lot owners/residents must accompany clubhouse guests at all times. Lot owners are responsible for the behavior of their family members and guests and **will be held accountable** for violation of any rules.
2. Guests visiting the Clubhouse for an approved activity are **not** authorized access or use of other Dolphin Bay common areas including the Marina.
3. All children and young adults in the Clubhouse must be under the direct supervision of a responsible adult (21 years or older) who is a lot owner/resident of Dolphin Bay, at all times.
4. Dolphin Bay Homeowner’s Association is not responsible for loss or damage to personal property brought into the Clubhouse.
5. Dolphin Bay Clubhouse is a Non-Smoking Building. New Hanover County Fire Code restricts occupancy of the Dolphin Bay Clubhouse to a 75 person maximum at any time.
6. Reservation of the Clubhouse by lot owners requires pre-payment of a \$100.00 refundable (personal check, cashier’s check or money order) cleaning and breakage deposit given to the Management Company. **The deposit reserves the Clubhouse only and does not include access to, or the use of, the Marina or reserving the pool.**
7. Proper cleanup of the Clubhouse area, inside and out, is required for the full refund of the \$100.00 deposit. Cleanup will be in accordance with the Clubhouse Cleaning Checklist and subject to inspection and approval by the Dolphin Bay Clubhouse Committee. Your deposit will be promptly refunded, by US Mail, by the Management Company upon acceptable completion of the above. Damage and breakage is the total additional responsibility of the lot owner. Unsatisfactory cleanup will result in withholding and use of the \$100.00 deposit to resolve discrepancies.
8. Pets are not permitted in the Clubhouse. Pet owners will immediately clean up after their pets in all common areas and dispose of pet waste in approved manner.
9. Dolphin Bay is a family community. Loud, offensive, or otherwise disturbing activity will not be tolerated and is encouraged to be reported to the New Hanover County Sheriff’s office.
10. No sleepovers are allowed in the Clubhouse.
11. Clubhouse closes 10:00 PM on weekdays and 12:00AM on weekends.
12. Homeowners are responsible to notify their guests to park at the west end of the pool in the parking area.
13. The Clubhouse is not available on Sundays from Memorial Day weekend through Labor Day weekend.