

Riverside Sun City Homeowners Association/Patio Homes

Clubhouse Use Agreement - Application for California Civil Code § 4515 Purposes

The use of the Riverside Sun City clubhouse is a privilege of residency within the community. However, violation of the rules of use may be grounds for withdrawal of privileges. The rules presented here are for the express purpose of maintaining our facility in the best possible condition.

Riverside Sun City facilities are a privilege and maintained for the use of the Riverside Sun City residents and guests for association functions and for private parties/meetings.

Per California Civil Code § 4515 (b), the Association shall not prohibit a member or resident of a common interest development from doing any of the following:

- (1.) Peacefully assembling or meeting with members, residents, and their invitees or guests during reasonable hours and in a reasonable manner for purposes relating to common interest development living, association elections, legislation, election to public office, or the initiative, referendum, or recall processes.
- (2.) Inviting public officials, candidates for public office, or representatives of homeowner organizations to meet with members, residents, and their invitees or guests and speak on matters of public interest.
- (3.) Using the common area, including the community or recreation hall or clubhouse, or, with the consent of the member, the area of a separate interest, for an assembly or meeting described in paragraph (1) or (2) when that facility or separate interest is not otherwise in use.

Further, per California Civil Code § 4515 (c), a member or resident of a common interest development shall not be required to pay a fee, make a deposit, obtain liability insurance, or pay the premium or deductible on the association's insurance policy. In order to use a common area for the activities described in paragraphs (1), (2) and (3) of Civil Code §4515(b).

If you are applying to use the clubhouse and surrounding common area for one of the purposes described under California Civil Code § 4515 (b), please check here.

CLUBHOUSE AND COMMON AREA USE RULES

The resident using the clubhouse/common area is responsible for complying with the clubhouse/common area use rules and ensuring that guests are in compliance with the association's rules. The resident utilizing the clubhouse is responsible for coordinating gate access for guests, clean-up and lock down of the facilities as follows:

Clubhouse Rules:

- a. Leave the clubhouse in as good or better condition than found.
- b. Return tables and chairs to their proper location.
- c. Turn off lights, close and lock windows and doors.
- d. Turn off the air conditioner and/or heater.
- e. Any existing refrigerator contents must be left undisturbed.
- f. Glassware is not permitted outside the clubhouse building.
- g. Clubhouse property may not be borrowed.

- h. All trash and perishable food brought to the facility must be removed from the clubhouse.
- i. Kitchen supplies left in the cabinets and food left in the refrigerator can and will be removed after ten (10) days of the function.
- j. The maximum occupancy for the clubhouse is forty (40) persons.

Common Area Rules:

- a. All gates and doors must be kept closed and locked. Special care should be taken to assure compliance to this rule as it is a Municipal Code requirement and the Riverside County Department of Environmental Health can close down the pool and spa area without notice or warning if they find a gate in an unlocked condition.
- b. Restroom doors must be locked after use.
- c. Refuse must be disposed of in the proper refuse containers located within the common area.
- d. No alcohol beverages.
- e. No smoking of tobacco or marijuana use of e-cigarettes or vaping.
- f. No food allowed except at the tables in the common area.

ALL REQUESTS FOR CLUBHOUSE USE MUST BE MADE TO THE CLUBHOUSE COORDINATOR A MINIMUM OF TWO WEEKS PRIOR TO THE ANTICIPATED USE.

Failure to abide by the listed conditions may result in your clubhouse use privileges being revoked..

I HAVE READ THE ABOVE RULES AND CONDITIONS CONCERNING THE USE OF THE RIVERSIDE-SUN CITY HOA CLUBHOUSE AND AGREE TO ABIDE BY THEM. I FURTHER UNDERSTAND THAT I MAY BE MONETARILY ASSESSED FOR ANY VIOLATIONS, CAUSED BY ME OR MY GUESTS, DURING MY USE OF THE CLUBHOUSE AND OR COMMON AREA.

 (Signature of Applicant) (Print Name) (Date)

 (Site Address) (Telephone)

 Mailing Address if different from Site Address

 Proposed Date/Time & Duration of use

 Brief Description of Activity

_____ Function Approved _____ Function Disapproved (Reason)

Signature of Clubhouse Coordinator: _____ Date: _____

Contact : (Name & Telephone number of Coordinator)