



General Rules for the use of the LionsGate Clubhouse Facilities

Reservations for the clubhouse are to be made through the Management Company or online at Appointment Plus at www.fsresidential.com/missouri/home and limited to the number of guests that are listed on the reservation agreement, but not to exceed One Hundred Twenty-Five (125) guests. A homeowner may reserve the facility ONLY for his own use, must be in attendance at the function at all times and must be in good standing with the Homes Association. Homeowners may reserve the clubhouse up to 4 times a year.

1. Until further notice the required deposit shall be \$500 (issued as a separate check) and the rental fee is \$400 for parties of 1-125. The \$500 deposit is refundable after a satisfactory inspection by agents of the Management Company, cleanup is determined to be satisfactory, and no damage has occurred. Signed contract, security deposit, and rental fee are due within 10 business days of booking a reservation. If reserving the clubhouse within 30 days of the event, contract & payment must be received within 72 hours.
2. **FREE CLUBHOUSE USE MUST BE APPROVED BY THE BOARD OF DIRECTORS** and your request must be submitted in writing at least forty-five (45) days in advance of your event to the Board of Directors. This reservation may require a cleaning fee.
3. Upon your arrival at the clubhouse, if you find any damages or unsuitable conditions, you must report it immediately to the Management Company via email at jennifer.bishop@fsresidential.com. Include detailed description and pictures. The email must be received at or before the event start time. You assume full responsibility if you fail to take this action.
4. The Management Company on the direction of the Board of Directors shall determine the extent of any damages to the property or furnishings. Should the damage exceed the amount of deposit which was paid by the homeowner, the Management Company will notify the Board of Directors to inspect the damages. Damages or soiling shall be charged against the deposit. Any excess cost of damage or soiling over the amount of the deposit shall be assessed against the homeowner and paid upon demand to the LionsGate Homes Association. Should the carpet need cleaned due to stains, you will be required to pay a minimum of an additional \$100. If both the upper and lower levels of the clubhouse require cleaning, a minimum of a \$175 fee will be deducted from the security deposit.
5. Failure to pay for repair of damages to property or furnishings within thirty (30) days shall be sufficient cause for the Board of Directors to file a lien against the homeowner and to take all legal action available to the Association as provided under the laws of the state of Kansas. The homeowner's privilege for future use of any common areas that can be reserved will be withdrawn until the claim is resolved.
6. No furnishings or fixtures may be removed from the clubhouse. Furnishings may be rearranged within the clubhouse facility but must be returned to their original place before leaving the clubhouse. No staple guns, hot glue guns, nails, thumb tacks, confetti or glitter are to be used to decorate the clubhouse. Only removable, non-damaging command strips may be placed on surfaces but must be removed with no damage remaining before midnight of the event. Items left on the wall, damage to walls, etc will result in fines.
7. The lease applies only to the clubhouse facility and does not include the use of pool or tennis court facilities. Pool reservation may be made through the lease agreement only if renting the clubhouse.