

CHESTERFIELD VILLAGE HOMEOWNERS ASSOCIATION

Dear Homeowner:

Please find enclosed the Chesterfield Village Association Clubhouse/Pool Rental Reservation Agreement.

Please return this agreement, signed, with the necessary rental payment and a separate security deposit check to CMA office at address below. Checks should be made out to *Chesterfield Village Association*.

Please contact Deanna at 314-805-0186 between the hours of 7:00am and 6:00pm. She will schedule a time to meet with you for the pre and post party inspections. She will also be delivering and receiving the Chesterfield Village Clubhouse key at that time. Please note there is a \$5.00 charge if key is lost.

If you have any questions regarding your reservation, you may contact me at 314-878-0025, extension 100 or via email at cma@cmamgrs.com.

Sincerely,

Flo Lee
Clubhouse Coordinator

CHESTERFIELD VILLAGE ASSOCIATION
CLUBHOUSE/POOL RESERVATION AGREEMENT

16323 JUSTUS POST RD., CHESTERFIELD, MO 63017

OWNER Reserving Clubhouse_____

Address_____ Lot #_____

Home Phone_____ Cell Phone_____

Date of Clubhouse Use_____ Time: From_____ To_____

Approximate Number of Guests_____ **(Not to exceed 60 people)**

Age Group of Guests_____

Type of Use_____

Two checks for \$75.00 and \$200.00 payable to **CHESTERFIELD VILLAGE ASSOCIATION** and this completed form must be returned to CMA. **Forms and checks must be received within 5 business days.** The \$75 will be used to cover the normal wear and tear on the facilities during your function. The security deposit of \$200 will be refunded within one week of the reserved date provided the conditions of the Maintenance Agreement have been satisfied. All facilities must be cleaned immediately following your function; if it is an evening function, then by **7:00 AM** the following day. An inspection will be performed after each party to determine the condition of the premises. Anyone concerned about the reported condition should make arrangements to be present during the inspection. If the conditions are not met, an appropriate portion of the deposit will be withheld to pay a commercial cleaning company for their services.

You must be present at your rental. The actions of all persons in attendance shall be the responsibility of the owner signing this agreement. **YOU ARE RESPONSIBLE FOR EVERYONE IN ATTENDANCE.** Owners are not to have more than 60 persons in attendance. There is **"NO SMOKING"** in the clubhouse at any time.

Alcoholic beverages will____ / will not____ be served. All persons using alcoholic beverages must be 21 years of age or older. Only paper or plastic containers may be used for beverages.

POOL RENTAL

I WILL ___ / WILL NOT ___ BE RENTING THE POOL AND I AGREE TO ABIDE BY THE FOLLOWING PROCEDURES AND RULES.

Use of the pool is included in the price to rent the clubhouse. Up to 10 guests are permitted in the pool during normal pool hours. Pool parties with more than 10 guests are only permitted after normal pool hours and on Mondays when the pool is normally closed. **Lifeguards are to be arranged for and paid for by the homeowner renting the clubhouse** as follows:

Pool Rental Hours: Monday: All Day

Tuesday - Sunday: After Pool Hours

(8:00 P.M. - 1:00 A.M.)

A. Lifeguards must be furnished according to the number of persons attending

- 1) One lifeguard for groups of 1 to 25
- 2) Two lifeguards for groups of 26 to 50
- 3) Three lifeguards for groups of 51 and over

B. Only qualified lifeguards provided by the pool management company may be used. Arrangements for this service are to be made directly with the pool management company

Pro Pool Management - 314-298-8000

C. All swimming pool rules and regulations are to be observed.

If you intend to use the pool area after pool hours – it is mandatory that you reserve and pay for lifeguards. You must give Pro Pool a minimum of a two-week reservation notice.

There will ___ / will not ___ be any unusual entertainment such as a live band, etc. If so it is described as: _____

Space on the parking lot is limited. **THE DRIVEWAY LEADING TO THE CLUBHOUSE MUST BE KEPT OPEN AS A FIRE LANE.** Parking on the grass will result in forfeiture of the security deposit. Do not affix **anything** to Lake Post Commons sign.

Clubhouse must be completely vacated by **2:00 AM**. Parties are requested to be ended by **1:00 AM**. **Outside speakers must be turned off by 10:00 PM and excessive noise levels should be controlled so as not to disturb the neighborhood.**

I have read the above conditions, the conditions of the enclosed Maintenance Agreement, and the enclosed guidelines for functions at the Chesterfield Village Association Clubhouse/Pool. I agree to abide by all of them. I further agree that I will be liable for any and all damages incurred to the clubhouse and pool area including all fixtures and personal property, and that any damage not paid by me shall constitute a Lien on my property. I agree that I shall be responsible for any and all injury to myself, my guests, or the property. I further understand and agree that the Board of Directors will not provide any lifeguard services on this occasion.

OWNERS' SIGNATURE

DATE

Please return form to:

Community Managers Associates, Inc.

14323 South Outer Forty Road, Ste. 301N

Chesterfield, MO 63017

CHESTERFIELD VILLAGE ASSOCIATION LAKE POST COMMONS

CLUBHOUSE RULES AND REGULATIONS

1. Use of the clubhouse is limited to residents of Chesterfield Village Association, their families and guests of their families. Use restrictions are governed by the current Reservation and Maintenance Agreement.
2. Reservations for rental of the clubhouse may be made by contacting the Management office - CMA 314-878-0025.
3. Residents requesting the use of the clubhouse will be issued an application for rental. The cost of the rental is \$75.00. A \$200.00 deposit is required and is refunded if the facilities are left in a clean and orderly condition.
4. No dogs or other pets will be allowed in the clubhouse.
5. Persons clad in swimming attire are not allowed in the upper levels of the clubhouse.
6. Any unusual conditions observed, i.e. problems with equipment, broken glass, etc., must be reported to the CMA office 314-878-0025 as soon as possible.
7. Clubhouse must be completely vacated by 2:00 A.M. Parties are requested to be ended by 1:00 A.M. Outside speakers must be turned off by 10:00 P.M.
8. There is no smoking permitted in the clubhouse.

CHESTERFIELD VILLAGE ASSOCIATION LAKE POST COMMONS

SWIMMING POOL RULES AND REGULATIONS

1. The lifeguard on duty is in full charge of the pool area and shall be considered to be an agent for the Chesterfield Village Association Board of Directors. The lifeguard is delegated the authority to remove or eject, or cause the ejection from the pool and the pool area of anyone found in violation of the established rules and regulations. If it becomes absolutely necessary, the lifeguard may call the property manager or the Directors for assistance. In the event of violence or trespassing, and if deemed necessary by the lifeguard to do so, the lifeguard may call the Chesterfield Police Department for assistance. In order to protect the rights of all residents, the Board of Directors reserves the right to suspend any violator from the use of the pool and the pool area for any period deemed appropriate.
2. Admission to the pool is limited to residents of the Chesterfield Village Association, their families and guests of their families.
3. No more than ten (10) guests from any one residence will be allowed. All guests shall be accompanied by a resident when using the pool facilities. Family Membership Cards are available upon request. The card is for the use of the pool by a maximum of four family members visiting the homeowner.
4. Upon entering the pool area, residents and guests are required to sign the registration sheet and show their identification card to the lifeguard.
5. Any swimmer under the age of 12 must be accompanied by an adult unless they can pass a required swim test given by the lifeguard. Any swimmer under the age of 10 years who has passed the test must either be accompanied by a 12 year old or an adult.
6. Admission to the pool is refused to all persons having any contagious disease or infectious condition.
7. No dogs or other pets will be permitted in pool area.
8. Only proper swimming apparel will be allowed while swimming, no shorts or cut-offs. No thong swimwear permitted.
9. The pool may be closed for maintenance purposes, health conditions, weather, or any reason deemed sufficient by the lifeguard.
10. No swimmer will be permitted in the deep-water section of the pool unless he or she can demonstrate the ability to swim one width of the pool in good form; and the ability to tread water for at least thirty seconds.
11. Air mattresses, swim fins, masks, Nerf and beach balls (no tennis balls allowed) and other accessories shall be allowed in shallow water only, and limited to times when the life guard feels that the use of this type of equipment will not interfere with other swimmers' use of the pool.

12. No oily type suntan lotions will be permitted in the pool area, especially homemade concoctions. Sun lotions must be submitted for inspection and accepted by the lifeguard.
13. No glass items are to be taken into the pool area. Neither food nor drink shall be taken within 5 feet of the pool edge.
14. No running or rough play allowed in the pool area.
15. Damage to property, including the trees and shrubbery, will not be permitted. Any person who causes such damage shall be held personally responsible.
16. A schedule for the days and hours of pool operation will be posted at the pool entrance.
17. Arrangements for private pool parties may be made by calling Community Managers Associates 314-878-0025, extension 108. Renters are allowed up to 10 guests during open pool hours without hiring an additional guard. It is necessary to hire a guard after the pool is closed if renters intend to continue to use the pool
18. One roped-off lap lane will be available at all times for lap swimming. Additional time for lap swimming will be held after regular pool hours, Tuesday and Thursday, 8:00 p.m. to 9:00 p.m.
19. All rules are subject to change without prior notice if conditions so require.
20. Foul language will not be tolerated in the pool area or on CVA property. Pool guards are to dismiss anyone who uses profanity or is loud and abusive.
21. The Association is not responsible for accidents or loss of personal property.
22. Repeat offenses of any rule will result in loss of recreational privileges.

PLEASE OBSERVE THE RULES SO EVERYONE CAN HAVE A SAFE AND ENJOYABLE TIME AT THE POOL

Violation of any of the above rules will result in fines and in loss of privileges.