

WHITE MOUNTAIN VACATION VILLAGE, RSA

CLUBHOUSE

POLICY

Homeowners Association Management Company (HOAMCO) is the designated contact for any homeowner concerns related to the clubhouse and to reserve the clubhouse for private functions. HOAMCO can be reached at 928.537.1067 or 641 S. 20th Ave, Show Low, AZ 85901 between 9am and 4pm Monday through Friday. For after-hour emergencies, call 844.744.4316.

***Access** – Electronic access (via card) to the clubhouse, laundry room, restrooms and trash area creates a record of who has gained access. Each key card is unique and requires a \$50 deposit. Limit of 2 key cards per lot. Lost, damaged, or non-returned key cards will be deactivated, and the deposit forfeited. Replacement key cards require an additional \$50 deposit. A \$15 per day fine will be charged for keys not surrendered on demand. Do not lend your key or provide access to unauthorized users. If your key card is lost or stolen, immediately report such loss to HOAMCO. Key cards are subject to deactivation after 60 days of unpaid member assessments. A \$75 reactivation fee is required. The reactivation fee is subject to change. Key cards should not be transferred to new owners or deposits will be forfeited. All owners must sign a liability waiver in order to obtain key cards.

***Alcoholic Beverages** – Personal consumption of alcoholic beverages in the clubhouse is permissible on a self-serve basis.

***Bulletin Boards** – The outdoor glass enclosed bulletin board on the left side of the main clubhouse door, the bulletin board to the right of the kitchen passthrough and the bulletin board between the two windows in the clubhouse will be used by the Activities Committee for announcements of activities and sign-up sheets. The outdoor glass enclosed bulletin board on the right side of the main clubhouse door and the bulletin board on the left side of the kitchen passthrough will be reserved for the Board of Directors to inform owners of key topics including legal notices, meeting notices, rules/regulations, policies, contact information, etc. The laundry room bulletin board is used to post notices to community members regarding items for sale, rentals, services provided by community members, and business cards. All postings in the laundry room except for business cards must be dated and should be removed within 60 days.

***Cleaning** – Each individual shall be responsible for cleaning any and all areas of the clubhouse during private use. This includes removal of all trash and debris from the clubhouse.

***Closing** – The last person leaving the clubhouse is responsible for assuring that all windows and doors are properly secured and that appliances and all lights are off except for designated nightlights. Fans should always remain on for added circulation.

***Dancing** – Dancing classes and dancing are permitted in the clubhouse only with the use of a mat designed to protect the hardwood floor or soft soled shoes / sock feet.

***Flyers / Notices on Windows / Doors** – Posting of flyers and notices on clubhouse windows and doors is only allowed by Activities Committee and Board of Directors.

***Furnishings** – Do not remove furnishings, including chairs and tables, from the clubhouse or pavilion.

***Hours** – 7:30am to 10pm daily, 7 days a week.

***Non-smoking / vaping** – The clubhouse and pavilion areas are both non-smoking, non-vaping facilities. Smoking and/or vaping are NOT permitted in or near the buildings.

***Occupancy** – Main clubhouse occupancy limited to 75 people.

***Personal Property** – Neither White Mountain Vacation Village RSA nor HOAMCO is responsible for the loss, theft, or damage to personal property.

***Pets** – No pets or animals are allowed in the clubhouse, other than service animals.

***Private Functions** – The clubhouse and/or pavilion may be reserved for private functions, such as parties and meetings, by any property owner on a first come / first serve basis. The property owner MUST be present for the entire function. To reserve the clubhouse and/or pavilion, contact HOAMCO. Clubhouse / Pavilion rental guide is posted under Documents of Interest at wmvv.org.

***Security** – The facility is monitored by security cameras.

***Special Rules** – The kitchen, laundry, and restrooms have special rules posted in their respective locations and incorporated into this policy by reference.

***Use** – All levels of activities for the clubhouse are limited to WMVV property owners, their guests, and their tenants during normal hours of operation, except when the facility has been reserved for private use and public board meetings. Guests must always be accompanied by a property owner. The actions of guests and tenants are the responsibility of owners. No commercial use of the kitchen is allowed at any time.

***Violations – Report any violations to HOAMCO. In the event of damage, theft, or vandalism to the facility, contact HOAMCO as well as Show Low police.**

The clubhouse is a recreational facility, not a commercial facility. Solicitation, selling and any other activity that may interfere with its recreational use are strictly prohibited.

The property owners, through the homeowner's association, are ultimately responsible for damages, additional cleaning, or rule violations. Violations of clubhouse rules will result in a loss of privileges for the responsible property owner, including the deactivation of access card(s). Additional charges, if warranted, will be billed to the property owner. This policy is amended from time to time. It is the user's responsibility to be aware of the current policy.

