

**RIVER OAKS CLUBHOUSE AND POOL PARTY RESERVATION AGREEMENT**

THE FOLLOWING GUIDELINES ARE TO BE FOLLOWED WITH EACH PRIVATE USE OF THE POOL AND OR CLUBHOUSE. Please specify the date: \_\_\_\_\_, time from: \_\_\_\_\_ to: \_\_\_\_\_ and nature of the clubhouse use \_\_\_\_\_.

All reservations must be made by and attended by a resident. Pool parties by homeowners with 10 or less swimmers may occur during lifeguard hours at no cost. For other parties you must pay your deposit and sign this agreement to book your party with the facilities manager in order to reserve your space as to not allow parties to overlap. Deposits are required for all Rentals. The amount of the deposit is shown with each type of Rental. The deposit will hold your reservation and will be applied to your rental cost. If you do not cancel your reservation with 48 hours of your reservation date, your will forfeit your deposit. If additional cost is incurred due to your rental, charges will be due 10 days after your rental. Additional charges may be incurred due to failure to return the thermostat to RUN, misuse, damage or failure to perform all of the requirements of the Rental as set forth in the agreement. Agreement and Checks can be sent to Charlotte Boswell, c/o River Oaks HOA #1 River Oaks Drive, Covington, LA 70433 or place agreement and Check(s) in an envelope with Charlotte's name on it and leave it in the Mail Drop box on the outside Clubhouse wall. Do not leave cash. Do not use the US Mail mailbox on River Oaks Dr to leave correspondence for the River Oaks HOA. It is only for delivery of US MAIL. Checks should be made out to "River Oaks Homeowners Association"

**Homeowner should understand that if they have an outstanding balance for homeowner's dues or assessments of any kind they lose their right to use or rent the Pool and/or Clubhouse. Members not in good standing will have their use of facilities privileges suspended or revoked accordance with the 14th Amendment of the Restrictive Covenants.**

\*\*\*\*\***CLUBHOUSE ONLY RENTALS**\*\*\*\*\*

**Clubhouse Only** (0-35 guests) \$100 \_\_\_\_\_ Send Only a Deposit of \$100 with Agreement

**Clubhouse Only** (Over 35 guests) \$150 \_\_\_\_\_ Send Only a Deposit of \$150 with Agreement

**Clubhouse Only** (Over 50 guests) \$200 \_\_\_\_\_ Send Only a Deposit of \$200 with Agreement

\*\*\*\*\*Clubhouse Only parties may not use the pool deck if no lifeguards are secured. \*\*\*\*\*

\*\*\*\*\*Video Cameras have now been installed in the clubroom and all areas around the Pool\*\*\*\*\*

\*\*\*\*\***CLUBHOUSE AND POOL RENTALS**\*\*\*\*\*

**Pool and Clubhouse** (0-35 guests) \$100 \_\_\_\_\_ Send Only a Deposit of \$100 with Agreement

**Pool and Clubhouse** (Over 50 guests) \$150 \_\_\_\_\_ Send Only a Deposit of \$150 with Agreement

**Pool and Clubhouse** (Over 50 guests) \$200 \_\_\_\_\_ Send Only a Deposit of \$200 with Agreement

\_\_\_\_\_ # of swimmers (**Not to exceed 75 swimmers**) \$30/lifeguard/hour (2 lifeguards required)

Fee for lifeguards \$ \_\_\_\_\_

ALL parties using the pool area MUST secure a lifeguard with Safewater Management, Inc. Send separate Check for lifeguards made out to Safewater Management with Agreement. Parties numbering more than 10 swimmers must occur at or after 7pm to be courteous to other members. Video Cameras have now been installed in the clubroom and all areas around the Pool. **If your party numbers are larger than booked with Safewater Management, Inc. the lifeguard has the authority to keep party swimmers out of the pool until the sufficient amount of lifeguard coverage deemed necessary arrives.**

**Homeowner should understand that if they have an outstanding balance for homeowner's dues or assessments of any kind they lose their right to use or rent the Pool and/or Clubhouse. Members not in good standing will have their use of facilities privileges suspended or revoked accordance with the 14th Amendment of the Restrictive Covenants.**

\*\*\*\*\*POOL ONLY RENTALS\*\*\*\*\*

**POOL ONLY:** \_\_\_\_\_ # swimmers (Not to exceed 75 swimmers) 30/lifeguard/hour (2 lifeguards required)

Fee for lifeguards' \_\_\_\_\_

AL Checks should be made out to "River Oaks Homeowners Association"

L parties using the pool area MUST secure a lifeguard with Safewater Management, Inc. Send separate Check for lifeguards made out to Safewater Management with Agreement. Parties numbering more than 10 swimmers must occur at or after 7pm to be courteous to other members. Video Cameras have now been installed in the clubroom and all areas around the Pool. If your party numbers are larger than booked with Safewater Management, Inc. the lifeguard has the authority to keep party swimmers out of the pool until the sufficient amount of lifeguard coverage deemed necessary arrives. ALL parties using the pool area MUST secure a lifeguard with Safewater Management, Inc. Send separate Check for lifeguards made out to Safewater Management with Agreement. Parties numbering more than 10 swimmers must occur at or after 7pm to be courteous to other members. Video Cameras have now been installed in the clubroom and all areas around the Pool

\*\*\*\*\*PICNIC AREA ONLY WITH BATHROOMS\*\*\*\*\*

All parties occurring in the playground when the pool is closed require the approval of the facilities manager. If bathroom facilities are required a fee is charged to open up and close the bathrooms.

**Bathroom only:** for winter activities in the playground \_\_\_\_\_ \$20 fee for bathroom only. No Deposit is required.

\*\*\*\*\*Video Cameras have now been installed in the all areas around the Clubhouse and Pool\*\*\*\*\*

Agreement and Checks can be sent to Charlotte Hoolihan, c/o River Oaks HOA #1 River Oaks Drive, Covington, LA 70433 or place agreement and Check(s) in an envelope with Charlotte's name on it and leave it in the Mail Drop box on the outside Clubhouse wall. Do not leave cash. Do not use the US Mail mailbox on River Oaks Dr to leave correspondence for the River Oaks HOA. It is only for delivery of US MAIL. Checks should be made out to "River Oaks Homeowners Association"

REQUIREMENTS OF THE RENTAL:

Homeowner should understand that if they have an outstanding balance for homeowner's dues or assessments of any kind they lose their right to use or rent the Pool and/or Clubhouse. Members not in good standing will have their use of facilities privileges suspended or revoked accordance with the 14th Amendment of the Restrictive Covenants.

1. Only a resident can call or e-mail the clubhouse manager to make reservations. Email the clubhouse manager, Charlotte Boswell, at [hoolihancharlotte@yahoo.com](mailto:hoolihancharlotte@yahoo.com) or by calling her at - (985) 237-9557 to make reservations. If you wish you can also call the clubhouse answering machine at (985) 893-4459. See web site (<http://www.riveroaksestates.org/>) for more information. There is a rental key in a lockbox by the entrance door. The code to get that key out of the lockbox is XXX. The facilities manager will provide you the code to lockbox and the alarm. See the alarm information sheet for arming and disarming the alarm system. Please remember that the inside bathroom doors are connected to the alarm system so if you unlock those doors they must be relocked.

2. Any persons making pre-rental visits for decorations, etc must be accompanied by a resident. Please refrain from using tape on the walls and windowsills. For art project, please use the tables outside if possible; cover the tables when using paints, glue guns, etc. If food is permitted in your rental, take all food and party supplies home following the event. Do not leave anything in the refrigerator.
  3. No smoking is permitted in the clubhouse at any time. No smoking is permitted in the pool area. If guests smoke outside, please provide ashtrays to prevent butts from being tossed on the ground. It is your responsibility to pick up cigarette butts after a party.
  4. The clubhouse must be chaperoned by an adult at all times during the usage of the facilities by minors. At no time will the serving of alcohol to minors be permitted.
  5. The property owner or non-resident summer member reserving the clubhouse and/or pool must be present throughout the entire event. Property owner is responsible for the behavior of his/her guest. All guests should be informed by property of the rules of the use of the pool.
  6. Guests must park in the provided area. If it is necessary to park within the subdivision, cars must be parked on one side of the street to prevent blocking of traffic. Please refrain from parking on the grass.
  7. If it is necessary to move the furniture, picnic tables and tables on the porch, pool chairs or pool tables please arrange it in the original configuration and/or return them to their original area.
  8. The curfew for pool parties is 10:00 PM. Clubhouse curfew is until 12:00 Midnight.
  9. Bag all trash and put it in the Waste Management containers next to the clubhouse making sure the top is secured. Please include all trash from the pool and picnic area also. Extra bags can be found under the sink in the kitchen. Lifeguards can help bagging trash when they are present for pool parties. **PLEASE PULL ALL FULL CANS OUT TO THE AREA IN FRONT OF THE SMALL STORAGE BUILDING IN THE SOUTHEAST CORNER OF THE PARKING LOT.**
  10. Instructions for changing the temperature of the HVAC system are posted near the thermostats. Return the air conditioning or heat to the RUN mode if you have adjusted the temperature. There are two thermostats on either side of the main room. The thermostats must be returned to RUN. A surcharge of \$15 will be charged if the thermostat is not returned to RUN.
  11. Turn off all lights. Check and lock all doors and gates.
  12. Please return the key to the lockbox. **You have to push the clear button down and then enter the Lockbox code again and hold down the open tab to get the Lockbox cover to go back on the Lockbox.** If additional cost is incurred due to your rental, charges will be due 10 days after your rental. Additional charges may be incurred due to failure to return the thermostat to RUN, misuse, damage or failure to perform all of the requirements of the Rental as set forth in the agreement
- The cleanup fee included in your rental cost is for CLEANING the clubhouse only. There will no wavier of cleaning cost. If you reserve the clubhouse, it us your responsibility to clean the outside area and return the pool chairs to the pool area if used. If the outside area requires cleaning, an additional fee may be required. Failure to comply with these rules can result in a fine of up to \$50. I will take full responsibility to ensure that the rules outlined in the use agreement are followed before, during and at the end of the event. I will take full responsibility to ensure that the rules posted at the pool are followed during the event. I will be responsible for repairing any damage during my usage.

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Printed Name of Resident \_\_\_\_\_

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Signature of Resident \_\_\_\_\_

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Date \_\_\_\_\_