

VILLAGE OF NEWHAVEN  
Community Room 600  
Owner's Usage Agreement  
2-12-97

The Board of Directors have established the following purpose and procedures for the use of Room 600 by the Village of Newhaven Owners. This agreement intends to be in accordance with the Regime Covenants and documents. If there is any question, then the official documents will be considered the final authority.

1. Use. Permitted uses for the Community Room 600 include outside meetings, parties, card games and other similar games, entertainment purposes, seminars etc. Any damage or destruction to the Room or any part of the Common Property of The Village of Newhaven occurring during use shall be the sole responsibility of the Owner.

2. Fees for Use. Owners using the Room will not be charged a fee for usage. Owners may also reserve the Room for others, including unaccompanied members of the Owner's family, houseguests and tenants. For those other than the Owner, a fee of \$100 per day in advance will be charged. The Owner or his guest will be responsible for clean-up. If the clean-up is not performed or is not satisfactory to the Regime, a \$50 charge will be assessed to the Owner.

3. Reservation Log. Reservations are required in advance to use the Room. A book shall be kept by the Regime Manager in which all reservations for use of the Community Room are recorded. It shall list the name of the party reserving the Room, date and time, and the amount of funds derived from use. As the Room may be rented to others, reservations will be taken on an as available basis and reservations may be made one year in advance.

4. Capacity. The Room will be limited to no more than 49 persons.

<u>5. Hours of Use.</u>	Sunday through Thursday	9:00 AM to 9:00 PM
	Friday through Saturday	9:00 AM to 10:00 PM

6. Designated Manager. The Room will be managed by the Newhaven Regime Manager.

7. Rules of Conduct for Usage. The Room is subject to the same Rules and Regulations that govern the Village of Newhaven Horizontal Property Regime, Inc. The following rules will Apply:

- The posting of notices, messages, announcements and the like shall not be permitted.
- Property of the Regime shall not be removed.
- Neither beer, wine, liquor nor any unlawful drugs shall be sold from the Room.
- Golf shoes, spiked shoes or shoes with cleats shall not be worn at any place on the premises.
- No drinking glasses, containers or bottles shall be allowed outside of the Room
- No boisterous conduct shall be allowed.
- A responsible adult at all times shall be responsible for the conduct of all minors.
- All persons must wear appropriate attire.
- The Regime shall not be responsible for valuables lost or stolen or accidents on the premises.
- All tables and chairs which may be used on the Room's limited common property must be immediately removed following a reservation.

- All trash and garbage shall be placed in plastic bags, securely fastened and deposited in the dumpsters.
- Guests shall act so as not to unreasonably interfere with the peace, quiet and enjoyment of other residents and shall exercise care to avoid unnecessary noise or use of musical instruments, radios, televisions and amplifiers that may disturb other residents.
- Smoking will not be permitted in Room 600.

8. Rule Violation. A violation of the Rules will cause the Reservation to be immediately cancelled with no further use of any remaining time on that particular reservation. No refunds will be made for cancellation due to Rule violations.