

## KLINT HOUSE RULES

The Sponsor agrees to abide by these rules and enforce them at said function.

1. A sponsor of an event at Klint House must be a Unit Owner who is current in the payment of association fees to the relevant residential association (CVA or CVII).
2. A Host of an event at Klint House must be a resident of Century Village. A non-owner resident may host an event at Klint House only through the sponsorship of a Unit Owner.
3. Use of Klint House, which is by reservation only, is not assured until the Usage Agreement is completed by the Sponsor. Approved by management and all required fees are paid.
4. Fees are listed on the Klint House Rental Agreement at <https://centurycommunityboard.com/machform/khrentalform.php> and are to be made payable to "Century Community Association".
5. Per Fire Department regulations, capacity limit of Klint House is 126.
6. If an event is scheduled as open to all residents, notification of such will be posted in the mail house one week prior to event schedule date.
7. No admission fee can be charged for events in Klint House with exception of events sponsored and conducted by a recognized group of residents specifically formed to sponsor social affairs on behalf of and open to all residents of Century Village. In those cases, a function expense fee to cover minimum costs only may be charged under the following circumstances:
  - The affair is open to all residents of Century Village.
  - All residents have received ample notice of the affair.
  - The CCA Board has given prior approval for both the affair and the expense fee.
8. The custodian or his designee will open the building at the designated time and secure the building at the end of the usage period. It is the responsibility of the Sponsor or Host to ensure that Klint House is ready for inspection and closure by the Klint House Custodian at the indicated end time.
9. Use of Klint House includes usage of the deck but does not include use of the pond, pool or tennis courts; or exclusive use of the parking lot. Entrance to the parking lot cannot be blocked and users of the parking lot cannot be asked to remove their vehicles.
10. Smoking is not permitted in Klint House.
11. Grilling or cooking with charcoal or propane is not permitted on or near the

decks. No Klint House furniture is to be removed from Klint House.

12. All activities in Klint House shall conform to the rules of Century Community Association.

13. No decorations, inclusive of tape or push pins, shall be used that could mark or damage any wall or fixture of Klint House.

14. After usage. Klint House must be restored to its pre-use condition. This includes, but is not limited to, the following items. Failure to restore Klint House to its preuse condition may result in a cleaning charge being imposed against the Sponsor.

• Vacuum all floors	• Return all furniture to original place
• Wash kitchen floor and all counters	• Clean microwave
• Clean stove	• Clean bathroom fixtures and sink.
• Wash bathroom floor	• Remove all trash
• Lock all sliding doors	• Shut off all lights

15. The fireplace in the great room may be used if nothing is burned in the fireplace and the fireplace is shut off at the end of the function.

16. Noise levels shall not be excessive at any time. Noise levels are to be reduced after 9:00 PM. All activity shall terminate by 11:00 PM.

17. Any personal articles, including charcoal or gas grills, left by the Sponsor or Host after the Klint House has been locked and closed by the Klint House Custodian may be disposed of by the CCA Board of Directors without any additional notice to the Sponsor or Host and without cause to reimburse the Sponsor or Host for any personal articles discarded.

18. Failure to abide by any of the rules, terms and/or conditions of this Usage Agreement shall result in a \$50.00 assessment per violation, even if several such violations occur for one usage. This assessment for violation of the Usage Agreement shall be in addition to any cleaning and/or repair charge being assessed against the Sponsor by CCA Board of Directors.

19. If a cleaning charge, repair fee and/or violation occurrence assessment is assessed; it shall be deducted from the deposit. If the amount of any assessment exceeds the amount of the deposit, the Sponsor will be billed and required to pay the balance within thirty (30) days from the date of the billing statement.

20. The condominium fee account for the Sponsor's unit must be current in the payment of all Association assessed amounts.

21. A copy of the Klint House inventory is attached. Please review and confirm that inventory is correct prior to your event. Report discrepancies to the custodian.

The Sponsor hereby agrees to defend and indemnify CCA and Evergreen Management Group from all and any claims asserted against CCA or Evergreen Management Group which arise from any injury or damages suffered by the Sponsor or any third persons or their property occurring because of the Sponsors use of Premises. Specifically, the Sponsor agrees that any injuries or damages resulting from the use of the Premises shall be the sole and exclusive responsibility of the Sponsor, and acknowledges that the use of the

Premises shall be deemed to be an admission by the Sponsor that the Premises were in good and safe

condition.

In the event CCA incurs either costs or expenses under any condition, the Sponsor hereby agrees to promptly reimburse CCA for the same and until said reimbursement is accepted, the Sponsor hereby grants to CCA that the Unit identified above be assessed the amount of the expenses incurred and a lien be placed upon the Sponsor's Unit as permitted by Article IV of the CCA Bylaws and recorded in Rockingham County Registry of Deeds at Book 2342, Page 1887.

**SCHEDULE OF RATES FOR USE OF KLINT HOUSE  
AS OF MARCH 17, 2009**

<b>Group Composition</b>	<b>Sponsor</b>	<b>Security Deposit</b>	<b>User Fee</b>
1 Open to Residents Only	CCA Board of Directors	NONE	NONE
	CVA Board of Directors	NONE	NONE
	CVII Board of Directors	NONE	NONE
2 Open to all Residents	A Qualified Owner	NONE	NONE
3 By Invitation to only Residents	A Qualified Owner	NONE	\$85.00
4 By Invitation, including some non-residents	A Qualified Owner	NONE	\$85.00 base fee plus \$2.00 for each person expected to attend over 25 people, up to a maximum fee of \$150.00.

CCA/klint house rate schedule  
 Approved by the CCA Board of Directors May 2023  
 Approved by the CCA Board of Directors on 17 March 2009.  
 Category 3: User fee was \$40.00 from 09.25.05 until 17 March 2009.  
 Category 4: Per person fee was \$1.00 from 09.20.05 until 17 March 2009.