

RULE 8.1 CLUBHOUSE USE

The purpose of this rule is to delineate who can use the Clubhouse, for what reasons, and when it can be used. As part of the Association's common area, the Clubhouse is available for use by all eligible Summerset II (SSII) residents and their accompanied guests as a gathering place to enjoy social and recreational activities.

Applicants (recognized as a resident only) shall be personally and completely liable and shall indemnify and hold the Association, its Officers, Directors of the Board (BOD), Committee and Club/Group Members, agents, and employees harmless from and against all claims, losses, costs, and damages of any kind against the Association in connection with their use of the facilities.

Each USE is subject to fees, deposits, proof of insurance, etc. as listed on the individual USE forms. Forms are not included in this Rule but are integral to Clubhouse use. Forms are approved by the BOD and are distributed as a complete packet by the Office Administrator (OA).

Use of the Clubhouse, or any portion thereof, is considered communal except for the limited purposes detailed in this Rule. Uses are subject to all Governing Documents and laws in effect. The Board of Directors (BOD) has the authority to deny an event even if a similar type of event has been approved in the past. The BOD must approve any exceptions to this Rule.

DEFINITIONS

Applicant	An eligible resident applying for private or reserved use of the Clubhouse.
Authorized Club	A group of residents authorized by the BOD as a club per Rule 1.3.
Authorized Representative	A person (typically the OA) authorized by the BOD to approve Clubhouse use dates and to sign contracts and related documents.
Assembly for Common Interests	Ensures that residents of SSII can peacefully assemble and freely communicate with one another with respect to common interest development living or for social, political, or educational purposes.
Communal Use	Use by all residents.
Designated Contact	The person the monitor notifies if issues arise at a Memorial.
Association	Summerset at Brentwood II Association.
Reservation	When a specified common area is set aside for individual (but not private) short-term use.
Resident	Any person who resides on a Lot within the Development whether or not such person is an Owner. (CC&Rs 1.23)
Summerset Club	A group that is open to residents of Summerset I, II, III, and IV but has not been authorized by the SSII BOD nor is it based in SSII.

USES AND FORM NUMBERS

Assembly for Common Interests 8.1M and 8.1N	Residents may use the ballroom to freely communicate with one another with respect to common interest development living or for social, political, or educational purposes per Civil Code §4515.
Board of Directors Use N/A	The BOD may reserve the Clubhouse or portions thereof for scheduled BOD meetings/sponsored events/activities, celebrations, or other receptions by contacting the OA.

Instructional Use 8.1P	Teachers/Trainers (including residents and outside vendors) may reserve areas of the clubhouse or common areas for their classes with BOD approval.
Memorial Use 8.1C, 8.1D, 8.1E, 8.1F, 8.1G	Use of any authorized area of the Clubhouse for a Memorial or Celebration of Life reception that is restricted to the Applicant and their invited guests.
Private Use 8.1A, 8.1B, 8.1C, 8.1D, 8.1E	Use of any authorized area of the Clubhouse that is restricted to the Applicant and his/her invited guests.
Reserved Use 8.1K, 8.1L	Non-private use of the craft room or library by Summerset II residents.
SSII Authorized Clubs' Use 8.1H, 8.1J	Use by an Authorized Club and its invited guests.
Standing Committees' Use N/A	Standing Committees may reserve the Clubhouse or portions thereof for meetings by contacting the OA.
Summerset I, III, and IV Clubs' Use N/A	Clubs based in Summerset I, III, or IV have limited access to the SSII Clubhouse and are encouraged to rotate meetings at the other Summersets' Clubhouses. A SSII resident must reserve the space.

FORMS (APPROVED BY BOD—DISTRIBUTED BY OA)

- 8.1A PRIVATE USE REQUEST
- 8.1B PRIVATE USE CONTRACT
- 8.1C PRIVATE AND MEMORIAL USE INSTRUCTIONS
- 8.1D PRIVATE AND MEMORIAL MONITOR RESPONSIBILITIES
- 8.1E PRIVATE AND MEMORIAL PRE-AND POST- USE INSPECTIONS
- 8.1F MEMORIAL USE REQUEST
- 8.1G MEMORIAL USE CONTRACT
- 8.1H AUTHORIZED CLUB USE REQUEST
- 8.1J AUTHORIZED CLUB USE INSTRUCTIONS
- 8.1K CRAFT ROOM OR LIBRARY RESERVATION REQUEST
- 8.1L CRAFT ROOM OR LIBRARY RESERVED USE INSTRUCTIONS
- 8.1M ASSEMBLY FOR COMMON INTEREST RESERVATION REQUEST
- 8.1N ASSEMBLY FOR COMMON INTEREST USE INSTRUCTIONS
- 8.1P INSTRUCTIONAL USE APPLICATION
- 8.1Q CLUBHOUSE DIAGRAMS AND TABLE/CHAIR COUNTS

ELIGIBILITY

1. Residents and their accompanied guests may use all areas of the Clubhouse under the following conditions:
 - a. Resident must be an owner or a registered tenant of the owner.
 - b. Resident must be registered with the Association and its management Company.
 - c. Resident cannot be suspended from use of Common Areas (per CC&Rs 15.8.2.)
 - d. The Clubhouse area is not otherwise reserved or contracted.
2. The Clubhouse may be available for use by non-residents, outside organizations, or vendors with prior Board approval.

AVAILABILITY

Priority for availability will be determined by how the use best benefits the whole community. Generally, proposed use/events should not interfere with a regularly scheduled activity/event or with a prior reservation. Occasional conflicts will be addressed by the OA.

Priority

1. Board meetings/events
2. Standing Committee meetings
3. Authorized clubs' meetings/events
4. Ongoing activities on the Master Calendar

PROCEDURES

Residents should contact the OA for the relevant forms for any use. Completed forms, the required supporting documents, and fees (as applicable) must be submitted to the OA within the specified time frame for the Board to consider the request for the limited uses specified in this Rule.

This Rule 8.1 CLUBHOUSE USE shall be effective on the date of adoption, shall supersede any previous Rule 8.1 and shall remain in effect until modified by the Board of Directors.

I, Sheldon W. Helms, am the Secretary of the Summerset at Brentwood II Association, and certify that this Rule was duly adopted by the Board of Directors of the Association and came into effect on the 8 day of Nov

Secretary Sheldon W. Helms Date 11/9/23