

**LEXINGTON OAKS COMMUNITY DEVELOPMENT DISTRICT  
CLUBHOUSE RESERVATION RULES AND REGULATIONS**

1. The Clubhouse (which does not include the pool area) will be available for rental by residents, for a maximum of six hours, unless otherwise approved by the District Manager. Rentals may begin as early as 8:00 a.m. and must terminate by 12:30 a.m. Rentals will not be allowed on Holidays or Holiday Weekends.
2. Rentals Fees and Security Deposits are as follows:

Rentals/Food & Beverages* Present	Security Deposit - \$250.00	Fee - \$150.00
Rentals/ No Food & Beverages	Security Deposit - \$150.00	Fee - \$75.00

\*If alcoholic beverages are served there is an additional \$25.00 per hour (minimum of 3 hours required) for supervision fee.
3. All functions must be contained inside the clubhouse, which includes the use of the restrooms. Not included with the reservation of the clubhouse, are the pool, and grassed areas.
4. Wet swimsuits are not allowed inside the clubhouse at any time.
5. Rentals of the center for commercial or profit making motives is prohibited.
6. All reservations for use of the Clubhouse shall be made through Shawn Millard at the Clubhouse, on a first come first serve basis. Deposits must be in place to reserve a date and time. Leah may be contacted at the office in the clubhouse or by calling (813) 907-8718.
7. Any person reserving the clubhouse must be present at the function during the entire period of the reservation.
8. The Clubhouse, facilities and parking lot must be cleaned prior to leaving the premises. Fees for any additional cleaning deemed necessary, shall be determined by the District Manager and will be deducted from the deposit. The deposit or letter of explanation concerning the withholding of any funds shall be forwarded within 7 days.
9. Clubhouse must be vacuumed after use.
10. Vehicles are not permitted to park on any grassy or landscaped areas.
11. No person may use the clubhouse in such a manner as to interfere with the right, comforts or conveniences, or peaceful enjoyment of the adjoining areas within the Community by other residents. Specifically, no person may use the center in such a manner that creates excessive noise, profanity, boisterous action, etc.
12. Approval of all events is subject to the discretion of the Board of Supervisors. The Board has the authority to reduce or waive rental fees for community service functions and events.
13. Individuals reserving the center must sign a "Permission to Use Clubhouse and Release of Liability and Indemnification Agreement" in order to rent the facilities.
14. No pets shall be allowed at any time in the center.
15. All exterior doors must be closed whenever the air conditioning or heat are on.