

Spring Creek Townhomes Clubhouse Rules

The clubhouse may be reserved by homeowners or residents of Spring Creek for private use with a \$100.00 check as a damage deposit. No reservation is valid until the deposit has been received.

To make a reservation and damage deposit arrangements, please contact Helen at Creekside Management (303) 443-7872 (office) / 720-966-8475 (cell) or helen@creeksidecam.com. At least 48 hours notice is requested for any reservation.

Once the deposit check has been received, the manager will make arrangements for you to get a key from a board member. The key must be returned by 24 hours following the reservation.

The clubhouse is available for residents to use from 8:00 am until 12:00 midnight on Sunday through Thursday and until 1:00 am on Friday or Saturday. Quiet hours are from 10pm to 8am. *Staying overnight in the clubhouse is not permitted.*

The clubhouse must be cleaned and ready for inspection by noon the following day.

- Clean all clubhouse areas used: bathrooms, kitchen, appliances, tables, couch etc.
 - Vacuum floors: kitchen, carpet, bathrooms (vacuum located in closet)
 - Empty all trash
 - Clean fireplace once ashes are completely cold
 - Clean carpet and furniture cushions if food / drink is spilled
 - Users must supply towels, dishcloths, paper towels, trash bags
 - Return furniture to original location
 - Pictures / wall hangings may not be removed
 - No tape, thumbtacks, nails, screws permitted on the walls and ceilings
 - No smoking of any kind inside clubhouse
 - No burning of candles in clubhouse
 - No pets / animals permitted in the clubhouse
 - Remove any and all personal belongings. One attempt to return any personal belongings left will be made. Any belongings not claimed will be thrown away.
 - Set thermostat back to 58 degrees
 - Turn OFF stove burners and oven
 - Turn OFF all lights
 - Close and lock ALL WINDOWS & DOORS
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The person reserving the space is liable for all clubhouse expenses and damages that arise. In case of tenants, the homeowner whose membership the tenant is using is automatically a co-sponsor with his tenant and this homeowner is equally responsible for all expenses and damages resulting from the tenant-sponsored use.

Assessment charges for an occurring damage and return of clean up and damage deposits will be made within thirty days of the reservation. In the event that repairs or cleaning are necessary, the cost will be deducted from the deposit before it is returned. Any additional clean up fees will be charged to the homeowner's account.

The person reserving the facilities must be present throughout the use and be the last one to leave.

Sponsors responsible for functions that are damaging to property or unduly disturbing to other homeowners after one warning may not be permitted to reserve the facilities for one year.

Parties must not disturb homeowners and residents through excessive noise or inappropriate behavior. Homeowners have the right to call the non-emergency police number at (303) 441-3131 pursuant to the noise ordinance and breach of the peace ordinance.