



## Heritage at Buckingham in Avon

c/o Imagineers LLC

### RESERVING THE BUCKINGHAM CLUBHOUSE

To reserve the Buckingham Clubhouse contact Imagineers LLC at (860-404-3311) for the proper rental form or go to the Buckingham web site. The fitness center remains open to the residents of the community.

**The Clubhouse is closed, alarmed and monitored between the hours of 12 Midnight and 4:30 AM seven days a week.** The contact person, resident of The Heritage or The Village, is the responsible party assuring the Buckingham Clubhouse is left in the same or better condition than found:

- Tape, tacks, nails, hooks, sticky putty, Scotch Mounts, decals, or “Command” Products are not permitted to be used in the clubhouse.
  - Cost to repair damages resulting from their or similar products use will be assessed to the unit owner.
- Furniture in the conference rooms and great room is to be put back in place or in storage.
- All horizontal surfaces are to be clean (table tops, counter tops etc.) and free of any food products or residue.
- Carpeted areas are to be vacuumed.
  - Cost relating to damage or stains resulting from spills will be assessed to the unit owner’s account.
- Kitchen is to be cleaned and organized.
- All garbage is to be removed and disposed of in the dumpster provided to the left of the facility.
- Windows and exterior doors are to be secured.
- Blinds are extended to the window sill and left in the open position.

A vacuum cleaner and broom with dustpan are in the large closet off the great room for your convenience. Check all rooms of the Club House before vacating to be sure everything is left clean and in place and no one is left in the building. Report all damage either caused or observed by the renting party to Imagineers LLC

**The Clubhouse is closed, alarmed, and monitored between the hours of 12 Midnight and 4:30 AM seven days a week. Anyone triggering the alarm after hours will be fined \$100.00 and any costs associated with the response of the Avon Police.**

Initialed by Unit Owner \_\_\_\_\_



Heritage at Buckingham in Avon  
c/o Imagineers LLC

**RULES AND REGULATION OF THE HERITAGE AT BUCKINGHAM IN AVON  
ASSOCIATION, INC.  
ARTICLE X  
BUCKINGHAM CLUB**

**THE FACILITY IS OPEN 4:30 AM TO MIDNIGHT.**

Use of the Buckingham Club shall be subject to the following rules and regulations, in addition to the provisions of the Declaration, Bylaws and Rules and Regulations.

**Section 10.1 - FOB.** All Unit Owners shall be issued a key FOB to the Buckingham Clubhouse. In the event that you lose this key, the cost of a replacement key will be \$100.00.

**Section 10.2 - Boisterous Activities.** No boisterous activities, rough play, running, dangerous activities and unattended minor children shall be permitted within the Buckingham Club.

**Section 10.3 - Kitchen.** Use of the kitchen facilities is limited to Unit Owners and their invitees who have rented the Buckingham Club for a private function. The rental policy for the Buckingham Club is described in Appendix A.

**Section 10.4 - Exercise Room.** The exercise room is available to Unit Owners at all times that the facility is open (4:30 AM to Midnight). Please be advised that the use of this facility is not supervised and Unit Owners should be aware that their use of same is entirely at their own risk. Please observe the rules and regulations which are posted within the exercise room.

**Section 10.5 - Smoking.** The entirety of the Buckingham Club is a non-smoking area. Anyone who continues to violate this policy after reasonable notice may be suspended from utilizing this recreational facility.

**Section 10.6 - Alcoholic Beverages.** Unless a Unit Owner has rented the Buckingham Club and is legally responsible for the actions of his invitees, no alcoholic beverages may be brought into the clubhouse or consumed on the premises.

**Section 10.7 - Destruction.** Anyone who destroys the furnishings, decorations or equipment located in the Buckingham Club shall be financially responsible for the repair or replacement of the damaged or destroyed item(s).

**Section 10.8 - Gambling.** No gambling or any other illegal activity of any form may be conducted within the Buckingham Club or anywhere on the Heritage Common Elements.

Initialed by Unit Owner \_\_\_\_\_



## Herritage at Buckingham in Avon

c/o Imagineers LLC

**Section 10.9 - Attire.** No one shall be permitted within the Buckingham Club unless he or she is properly attired. Shirts and shoes must be always worn.

### CLUBHOUSE RULES

**CLUBHOUSE IS SECURED (ALARMED) AND MONITORED BETWEEN THE HOURS OF 12 MIDNIGHT AND 4:30 AM SEVEN DAYS A WEEK. ANYONE TRIGGERING THE ALARM AFTER HOURS WILL BE FINED \$100.00 AND ANY COSTS ASSOCIATED WITH THE RESPONSE OF THE AVON POLICE.**

1. No one eighteen years of age or younger is permitted in the Clubhouse without possession of a key to the clubhouse.
2. No child under the age of 14 shall be permitted in the Clubhouse without a supervising adult present at all times.
3. No child is permitted to host any visitors from outside the neighborhood in the Clubhouse without a supervising adult present at all times.
4. Anyone hosting a visitor from outside the neighborhood is responsible for the visitor's actions and will be held accountable for any damage or disregard for the rules of the Association.
5. Children using the Clubhouse must leave the Clubhouse in a clean and orderly state, which includes but is not limited to the following:
  - All garbage must be picked up and disposed of in the dumpster outside of the Clubhouse and not left in the kitchen.
  - All windows must remain closed and **locked**.
  - All dishes and utensils used must be washed, dried, and put away. **Leaving dirty dishes in the dishwasher is unacceptable.**
  - Kitchen counters and tables are to be cleaned.
  - All furniture must be returned to its proper place.
6. Fighting, rough play, and any activities that could cause damage or injury to people or property are forbidden.

Parents of children who do not follow these rules are subject to any or all the following: fines, liability for any damage caused and suspension/revocation of Clubhouse privileges.

Initialed by Unit Owner \_\_\_\_\_

