

**GREAT FALLS CROSSING COMMUNITY ASSOCIATION**  
**Policy Resolution No. 11- 03**

Policy Governing Rental of Recreational Center and Swimming Pool

WHEREAS Article VII, Section 7.01 of the Bylaws (“Bylaws”) of the Great Falls Crossing Community Association (“Association”) provides that the Association’s Board of Directors (“Board”) shall have the power to manage the affairs of the association; and

WHEREAS the Board deems it necessary to establish an appropriate policy regarding rental and use of common areas designed for recreation.

NOW THEREFORE, the Board resolves that the following policy for the rental and use of common areas designed for recreation.

**PROCEDURES:**

1. Individuals interested in renting the areas for private organizational use must complete an “Application for Use and Rental Agreement.”
2. The request must be made with the Management Agent at least two (2) weeks in advance and must be accompanied by the security deposit (see page 3).
3. An inspection will be scheduled with the management company representative prior to and directly after the event. The individual (Renter) must be present at the inspection of the facility and throughout the event.
4. Only GFCCA members are eligible to reserve the clubhouse. A Member is any person of legal age, residing in Great Falls Crossing, property owner or lease holder, who is in good standing with the Association. Guests are permitted, but members cannot rent the clubhouse for use by non-members.
5. The Renter is responsible for the conduct of the guests and must be on the Clubhouse premises throughout the party, and is liable for all damages, including any damages exceeding the amount of the previously obtained security deposit.
6. The Resident reserving the Clubhouse must indicate their intent to serve alcoholic beverages. The Renter may not, under any circumstances, charge for alcoholic beverages or collect money to cover or defray the cost of alcoholic beverages served.
7. All Renters must comply with the Association’s Policy on Alcoholic Beverages with respect to their use of any Amenity facilities.
8. If alcohol will be served on the pool deck, there must be lifeguards present over the age of 21.
9. The Renter is responsible for all rented areas including the meeting room, hallways, and bathrooms. No furniture is to be removed from the clubhouse or pool area.
10. All areas must be returned to pre-rental condition. Trash must be secured and removed from the premises. Renters are encouraged to recycle and separate trash in accordance with Fairfax County regulations.

11. **SMOKING IS PROHIBITED INDOORS AND ON POOL DECK.** The Renter assumes full responsibility for making sure their guests comply with this rule.
12. All floors must be swept and cleaned and swept with the broom located in the hall closet. All rugs must be vacuumed; the vacuum is also kept in the hall closet. All bathrooms must be cleaned of debris and trash.
13. There must be a thorough and clear access to the exits at all times.
14. Prior approval by the Association is required for all decorations. Any decorations must be completely removed, including any tape, etc. used. Renters will be charged for restoration of any tape, etc., remaining on the walls or doors.
15. Music at all times must be kept at a moderate level. The doors and windows must be closed at all times when music is playing.
16. Excessive noises, abuse, or unacceptable behaviors resulting in complaints to the Board of Directors will not be tolerated and may result in revocation of the privilege to use the facilities.
17. All requests for rental of the facility will be approved by Management, as authorized by Board of Directors. Management and/or the Board shall have the power to deny any reservation request if the proposed use appears to be in conflict with the terms of this policy.
18. Two (2) hours of set-up/clean-up time will be granted for use immediately prior to/after the reserved time.
19. In the event of material changes to a scheduled party (number of attendees, type of event, etc.), the Renter is responsible for notifying the Association. All applicable changes in fees must be brought up to date at that time.
20. All adult activities must end, and the area vacated and cleaned, no later than 1:00 A.M., or 2:00 A.M. on weekends. All chairs, tables, and other items brought to other areas must be returned to their original places.
21. The Renter is responsible for clean-up of all areas in and around the clubhouse, turning of lights, turning the thermostat to the appropriate setting (heat to 65 degrees/air conditioning to 75 degrees if used), arming the alarm system, and returning the key to the clubhouse to management after the event ends. Failure to comply with this rule may result in the forfeiture of their deposit.
22. ***The Renter will be trained on the alarm system prior to the rental. If there is a false alarm signal then the fine will be deducted from the resident's security deposit.***
23. The Association reserves the right to terminate use at any time if a violation of the rules exists/persists (e.g., keep security deposit, keep fee, etc).
24. The use of all amenities is at the user's sole risk. Any person using or reserving any amenity room indemnifies and holds the Association and its members, officers, employees, guests and agents harmless from any and all liabilities, suits, judgments, costs and expenses, including attorney's fees or any type arising from the use of the facilities or from the serving of alcoholic beverages. Users of the amenities are liable for damages resulting from their abuse, misuse or negligent use.
25. The Renter must return the Clubhouse key to Management no later than **THREE DAYS** after the date of the event. Failure to return the key by the deadline will result in forfeiture of deposit.

## **YOUTH ACTIVITIES**

YOUTH ACTIVITIES ARE RESTRICTED TO MEMBERS AND THEIR INVITED GUESTS ONLY. Any activity consisting of seventy-five percent (75%) youth (under 18 years of age) must be chaperoned, At least two (2) chaperones, over the age of 21, for each ten (10) persons must be present at all times. All parties must end and areas cleaned no later than 11:00 P.M. on weekdays, and 12:00 A.M. on weekends and holidays.

The application and all required forms must be executed and signed by an adult who will assume responsibility for the areas.

**SCHEDULE OF RENTAL FEE**

**CLUBHOUSE RENTAL**

<b><u>Approved User</u></b>	<b><u>Deposit</u></b>
Party/Meeting with up to 62 people	\$250.00

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**SWIMMING POOL** - Swimming pool is not available for rental during normal hours of operation.

<b><u>Approved User</u></b>	<b><u>Deposit</u></b>
Party/Meeting with up to 159 people	\$250.00

\*A mandatory pool operator fee of \$\_\_\_\_\_ per hour applies plus a charge of \$\_\_\_\_\_ for each additional lifeguard required (determined by the number of people to be in attendance).

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**SWIMMING POOL AND CLUBHOUSE RENTAL** - Swimming pool is not available for rental during normal hours of operation.

<b><u>Approved User</u></b>	<b><u>Deposit</u></b>
Party/Meeting with usage of both facilities	\$500.00

\*A mandatory pool operator fee of \$\_\_\_\_\_ per hour applies plus a charge of \$\_\_\_\_\_ for each additional lifeguard required (determined by the number of people to be in attendance).

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The Swimming Pool is not available for rental during normal business hours of operation.

Rental of the Swimming Pool is also subject to the Pool Rules set forth by the Board of Directors.

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Failure by the Renter to comply with any and all Procedures, Rules and Regulations set forth by the Board of Directors can result in forfeiture in deposit, cancellation of event, and/or restriction of any further use of facilities.

RENTAL AGREEMENT

RESERVATION IS NOT CONFIRMED UNTIL RECEIPT OF COMPLETED FORM BY RESIDENT, RECEIPT OF USER FEE AND SECURITY DEPOSIT, AND CONFIRMATION HAS BEEN OBTAINED FROM PROPERTY MANAGEMENT.

Signature of Resident: \_\_\_\_\_ Date : \_\_\_\_\_

Witness: \_\_\_\_\_ Date: \_

By signing above, I (resident), confirm that I have received a copy of this Resolution in its entirety and agree to abide by all governing documents of the Great Falls Crossing Community Association, as appropriate.