BIRCHWOOD CONDOMINIUM ASSOCIATION
Rules and Regulations

IX. CLUBHOUSE COMPLEX ACCESS AND USAGE

A. General Rules

2. The Clubhouse Complex and other common areas may be used by permanent residents.

a. Permanent residents are defined as unit owners and others maintaining their permanent residence with unit-owners. Permanent residents must be sixteen **(16) years of age to access the Pool and eighteen (18 years of age** to access the Clubhouse without a responsible adult. Responsible adults accompanying age-restricted permanent residents to the Pool or Clubhouse must be twenty-one (21) years of age and must be a permanent resident of Birchwood.

c. …Routine, regular, frequent or repetitious use of facilities within the complex by a guest is prohibited. **If there is no related scheduled gathering in the Party Room, the Limit allowed in the Game Room is four (4) guests of permanent residents.**

<u>Leasing Policy</u>

1. Obtaining a Leasing Permit

c. Will be subject to the limitations on the number of units leased **– no more than 13 units** total for the entire community.

4. Leasing or Occupying Without a Permit (permit not obtained or cancelled):

a. Owner will be assessed a minimum fine of $15/day for a unit occupied without a Permit