



Conditions of Use

1. The fee for reserving the Clubhouse is \$90 (nonrefundable). A \$200 security deposit is also required.
2. Reservations will be accepted from adult residents of Beachwalk only. The adult resident making the reservation must be present at all times during the event and is responsible for cleanup as well as any damage to the facility.
3. Maximum occupancy of Clubhouse 2 is 93 persons.
4. All activities must be confined to the inside of the Clubhouse and the front deck. All other areas, including pool areas, are "off limits" to individuals using Clubhouse 2. Please be considerate of your neighbors and keep the doors closed and the noise level down after 10:00 p.m.
5. Excessive noise or misuse of the Clubhouse may result in suspension of the right to use the Clubhouse facilities in the future, as stated in Association by-laws, Article 6.B.
6. Activities must terminate at 11:00 p.m. on Sundays thru Thursdays, and midnight on Fridays and Saturdays. If the clubhouse is not vacated on time, violations will be issued, as well as penalties to cover expenses such as overtime for the security guard. If necessary, the police will be called.
7. No "open houses". Attendance is to be by invitation only.
8. No admission fee, donation, or paid ticket function may be held. This includes fundraising for political, charitable, institutional, or educational organizations. The only exceptions are fund-raising functions for groups or committee within the Beachwalk community in which all funds will be utilized for the benefit of Beachwalk.
9. No fee, admission charge, or price shall be charged for the distribution or service of any alcoholic beverages at any function. No organization shall plan any central or organized distribution of liquor, even though no fee, contribution, or charge is demand or asserted. All State of California alcoholic beverage laws and ordinances must be complied with.
10. Guests are subject to Beachwalk Rules & Regulations. Should violations occur, the event host will be held accountable.
11. Guests and hosts will vacate the Clubhouse immediately if requested by a member of the Board, Police or Fire Department representative, Beachwalk Security guard, or the Management Company.
12. All appliances, lights, heating and air conditioning must be turned off and all doors closed and locked before leaving.
13. The Clubhouse furniture must be returned to its original location and all trash must be placed in the trash cans before turning in the key.
14. The Clubhouse key must be returned promptly to the drop box in Clubhouse 1 labeled "Clubhouse 2 Keys".
15. Security deposit will be refunded as soon as possible after the assigned representative inspects the Clubhouse. If the deposit is not sufficient to pay for unusual damages or excessive cleaning, the Board of Directors may impose additional assessments and/or penalties to the event host.

Professionally Managed by:

Keystone Pacific Property Management, Inc.

16845 Von Karman Avenue, Suite 200 · Irvine, CA 92606-4960 · Tel (949) 833-2600 · Fax (949) 833-0919

www.keystonepacific.com



Reservation Process

1. Contact Keystone Pacific Property Management at (949)833-2600 to coordinate scheduling and get verbal approval for the event date.
2. Complete and return this Use Agreement to Keystone Pacific Property Management at 16845 Von Karman Avenue, Suite 200, Irvine, CA 92606 *within two weeks* of receiving verbal confirmation of your event date. Include a check for \$290 made out to Beachwalk Homeowners Association: \$90 use fee and \$200 security deposit. If your Use Agreement and payment are not received within two weeks of date confirmation, Keystone Pacific will consider the date to be available.
3. Contact Beachwalk Security at (714)960-3339 the week prior to the event to coordinate key pickup and drop-off times.

Event Details

Date of Event: _____

Hours of Event: _____

Purpose of Event: _____

Estimated number of attendees: _____

If your event includes use of greenbelt area, e.g. bounce house, please explain:

Name of Beachwalk Resident hosting Event: _____

Telephone of Host: _____

E-mail address of Host: _____

If the host has no email, please note this and contact will be made by phone.

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Beachwalk Homeowners Association

Use and Release Agreement

I hereby attest that I have read, understand, and agree to abide by the conditions for use of Clubhouse 2, as set forth in this Beachwalk Use Agreement. I accept responsibility for any liability arising out of the use of Beachwalk Clubhouse 2. I expressly waive, release, and discharge Beachwalk Homeowners Association, its Board of Directors, agents, and employees from all liability, responsibility, claims and causes of action that I, or any other person, may have or may claim to have, arising out of the use of Beachwalk Clubhouse 2, including consumption of alcohol, at my private function.

It is my intention that this Release be binding on the heirs, legal representatives, and assigns of any guest and me.

I have read this Release and understand the terms and legal significance, and have executed this Release voluntarily.

Date: _____

Print Name: _____

Address: _____

Signature: _____

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