



“Government is best that governs least.” – Thomas Jefferson
Monticello Woods Policy Resolution # 2010-1

Rules for Use of Monticello Woods Clubhouse and Common Property

1. The clubhouse is available to the Association for community events throughout the year. The social committee is the sponsor of Association events and recommends activities to the Board, for their approval.
2. Use of common property for personal use or private social gatherings of people is permitted if it complies with policy approved by the Board of Directors. Association members in good standing may rent the clubhouse for his/her private use. The rental of the clubhouse by a member for commercial activities will be permitted at the Board of Directors' discretion. A fee and cleaning deposit are required. The person signing a rental application is responsible for the conduct of their guests and for any damage that happens to the clubhouse during his/her rental period.
3. Nothing may be attached or hung on the walls of the clubhouse. Failure to comply with this rule will result in charges for repairs. Smoking in clubhouse and at the pool is prohibited.
4. Heat/air conditioning temperature should be returned to the appropriate seasonal settings Cooling and heating setting temperatures are 80 and 65 degrees respectively.
5. Garbage and trash must be removed from the property at the conclusion of an event and taken home with you, except during pool season when you may use the cans outside the clubhouse in the enclosed area near the pool gate.
6. The UPA property manager is responsible for renting the clubhouse, keeping the clubhouse schedule, and ensuring that the clubhouse is maintained in a clean and functional state.
7. All uses of Monticello Woods Homeowners Association clubhouse, pool, and other common property must at all times comply with all federal, state, and local laws and regulations, including but not limited to those pertaining to Alcoholic Beverage Control, substance abuse, noise, and safety, in addition to any applicable Monticello Woods rules and covenants. The serving of alcohol is permitted at the clubhouse for both association and private activities as long as they are in compliance with Virginia laws and licensing regulations. Requirements for a banquet license are provided in the appendix .
8. Any event noise or music must be limited to a level that is not considered intrusive by neighbors. Incidents shall be grounds for immediate termination of permission to use Monticello Woods property if persons present are unresponsive to the requests of association management or law enforcement personnel.
9. Equipment such as chairs, tables, kitchen utensils, etc may not be borrowed for personal purposes, used off site, or removed from the clubhouse area except by authorization of the Board of Directors. The Clubhouse and all equipment used must be cleaned up and put away ready for the next use.
10. The clubhouse may not be used for storage of a member's food, beverages, or any other items.
11. Keys are controlled by the President and Property Manager. Keys must be returned when the reason for having a key has ended.

Appendix

The following criteria are provided by the Alcohol Beverage Control Department of Virginia requiring the need for a banquet license. Web site location is <https://ebusiness.abc.state.va.us/eLicense/controller>.

Note: If ALL of the following criteria are met for the event, then no license is needed (unless required by locality or facility).

- * The event is private (i.e., not open to the public and not in a public place)
- * Money is not exchanged for alcohol or otherwise
- * The event is not held on a club or non-licensed restaurant premises
- * Alcohol purchased for the event is NOT from a wholesaler/distributor

In all other cases, a license is needed and is bound by the information presented. Contact your local ABC office with any questions.

Approved, Monticello Woods Board of Directors, June 23, 2010