

**CAMARILLO MIRAMONTE HOMEOWNERS ASSOCIATION**  
**Clubhouse User Agreement**

User name: \_\_\_\_\_

Miramonte Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

*In accordance with the CC&R7s, use of the clubhouse does not include use of the pool or spa. Residents are reminded that the maximum number of guests per household is 7 in pool and 4 in spa.*

Term of use: to begin on \_\_\_\_\_ at \_\_\_\_\_ AM PM, through \_\_\_\_\_  
at \_\_\_\_\_ AM PM.

*Note: clubhouse is available for functions from 9:00 AM to 10:00 PM.*

Number of persons: \_\_\_\_\_ (occupancy not to exceed 50 persons, which is the legal occupancy of the building).

Type of function: \_\_\_\_\_

**User agrees to:**

1. Keep the premises clean and sanitary.
2. Dispose of all rubbish, garbage and waste.
3. Properly use and operate all electrical, gas and plumbing fixtures and to keep them clean and sanitary.
4. Not permit any person on the premises with user's permission to willfully or wantonly destroy, deface, impair or remove any part of the structure of the facilities, equipment or appurtenances nor himself do any such thing.
5. Not to permit any pets in clubhouse or pool area.
6. Not to allow on the premises any excess noise or other activity which disturbs the peace and quiet of neighbors. The activity and conduct of user and user's guests on common areas and parking areas must be reasonable at all times and not annoy or disturb other persons. At no time may any party or function at the clubhouse ever interfere with other resident's use of the spa and/or pool.
7. Not allow any type of glass to be brought outside of the Clubhouse.

8. An inspection of the clubhouse and common area shall be done before the usage and at a reasonable time following. Cleaning service will be charged for removal of any trash left at the clubhouse. This fee will be deducted from the deposit.
9. Not allow function to spill out into the pool area Rental of the Clubhouse does not include the use of the pool area.

Utilities and appliances available: refrigerator, water, lights, heating/cooling and BBQ's.  
No trash disposal available.

Termination of usage: management shall not terminate usage except for:

- a. Serious or repeated violations of this agreement
- b. Violation of federal, state or local law
- c. Other good cause

**Security deposit/Use Fee: \$225 00/\$25 00** payable two weeks in advance by check (personal checks must clear the bank before the function date). Failure to comply after notification will result in loss of deposit in total. If damage to clubhouse or common area is caused by acts of neglect by user or user's guests, user is subject to damages equal to the cost of repairs. Management will reimburse the amount of security deposit in full if no items are charged against the security deposit. Management shall provide a list of all items charged against the security deposit and the amount of each item. After deducting the cost of any damages, the management shall refund the full balance within fourteen days.

Any question concerning the use of the clubhouse or this contract please call the Association manager **805-388-3848**.

Homeowner signature (*required*): \_\_\_\_\_ date: \_\_\_\_\_

Renter signature (*if applicable*): \_\_\_\_\_

Anchor Community Management: \_\_\_\_\_ date: \_\_\_\_\_

**MAIL DEPOSITS TO:** CAMARILLO MIRAMONTE HOA  
c/o Anchor Community Management  
P. O. Box 3237  
Camarillo, CA 93011-3237