

Edgewater Plaza Condominium Association

The Edgewater Room (Building #5) Policy

Modified 06/01/2022

1. The Edgewater Room is for the exclusive use of the Edgewater Plaza Condominium residents and their invited guests.
2. Use of the Edgewater Room is limited to Edgewater Plaza unit owners who are current on all regular and special assessments.
3. Residents may reserve the Edgewater Room on a "first come, first serve" basis.
4. Association sponsored meetings for the Board of Directors and functions available to all residents shall have priority over all other events, for example; board of director meetings.
5. A resident may not reserve the Edgewater Room for a non-resident.
6. It is expected that everyone using the Edgewater Room will respect the rights and comforts of their neighbors. Those abusing the Edgewater Room or the rights of others will be denied use of the room. The host resident must be present at all times.
7. All decisions relative to the use of the Edgewater Room are the sole responsibility, and at the discretion, of the Board of Directors.
8. The Board of Directors maintains the ultimate authority on all the Edgewater Room issues. Any situation not covered by this policy will be resolved at the discretion of the Board of Directors.
9. The Building and Grounds Director will, at the request of the Board of Directors, develop and maintain the Edgewater Room policy.
10. The Board of Directors must approve the Edgewater Room policy as well as subsequent changes.
11. Requests for use of the Edgewater Room will be on a first come first serve basis and must be submitted on the reservation application. It is highly suggested that requests are submitted at least two (2) weeks in advance of the reservation date.
12. All reservations require a refundable \$150.00 deposit to cover any possible damages. The deposit check must accompany the reservation application to be submitted to the Board of Directors for approval.
13. The Association and the Board of Directors shall be indemnified by the responsible party against any claim brought against the Association or the Board of Directors for violation of any rule with respect to the Edgewater Room.
14. The Edgewater Room shall be left in the same clean condition as when reserved (stove clean inside and out, refrigerator clean and empty, bathroom clean, sinks clean, floors clean, walls, doors and ceiling undamaged).
15. The Board of Directors will determine if the deposit is to be returned. If the Edgewater Room has not been returned to the same cleaned condition as when reserved, a minimum \$50.00 cleaning charge will be deducted from the deposit.
16. Damage exceeding the security deposit allowance will be assessed to the unit owner and added to the next assessment if not paid earlier.
17. Utensils and furniture shall not be left or stored in the Edgewater Room or they will be disposed of at the renter's expense and deducted from the security deposit.
18. Utensil or furniture donations to the Edgewater Room require Board of Director approval.
19. The Edgewater Room area is not for overnight lodging. It may be reserved on a daily basis between the hours of 9:00 a.m. and 9:00 p.m. Later reservation times may be accommodated only with the approval of the Board of Directors. The Edgewater Room will be locked at all other times.