

8. General Conduct and Use

- 8.1 Noise levels must be reasonable and respectful of surrounding residences (in the Association's sole discretion), and, in no event, shall noise levels rise above Miami-Dade County or the City of Coral Gables approved levels.
- 8.2 Live music and DJs may only be set up inside the clubhouse or on the upstairs terrace and are only allowed until 12:00 AM on Fridays and Saturdays.
- 8.3 Fireworks, smoke machines, and pyrotechnics are strictly prohibited.
- 8.4 Decorations must not damage clubhouse property and must be removed after the event. No staples, nails, or adhesives that leave permanent marks are allowed on walls or wood trim.
- 8.5 No decorations are allowed on the exterior of the building.
- 8.6 Large furniture cannot be moved. Only accent tables, accent chairs, and desk chairs may be moved. Sofas, conference tables, and lighting must remain in place.
- 8.7 Smoking, illegal drugs, controlled substances, and gambling are prohibited on the premises.
- 8.8 No alcohol may be served to minors or intoxicated individuals. If alcohol is to be served, then a liability waiver form that holds the Association harmless must be executed, and Hosts shall assume all responsibility for the actions of their guests.
- 8.9 Surveillance cameras are in use at the Clubhouse for security.
- 8.10 No cooking is permitted in the Banquet Room. The Host reserving the use of the Banquet Room is fully responsible for the action of any caterer employed or engaged by the Host and is responsible for ensuring that all the caterer's equipment is removed from the Banquet Room immediately upon termination of the function or event.
- 8.11 The Banquet Room may not be used for any commercial purpose requiring the payment of any fee or admission charge from the guests invited by the Host.

ISSUE #1

No pets are allowed in the Banquet Room.

- 8.12
- 8.13 All deliveries/pickups for events or functions must be made during normal operating hours and approved by the Association Management in advance.

9. Clean-Up

- 9.1 The Clubhouse must be returned to its original condition post-event.
- 9.2 Trash must be disposed of in the designated bins. Failure to properly dispose of trash may result in additional cleaning costs being deducted from the security deposit.
- 9.3 The Clubhouse Committee maintains an inventory of all furniture and equipment. Any damage or missing items will result in additional costs being deducted from the security deposit, or, for costs more than the security deposit, for replacement charges to be charged to the Host.

10. Penalties and Fines

- 10.1 Failure to comply with these rules may result in fines and suspension of clubhouse privileges.
- 10.2 Hosts are financially responsible for any damage to facilities or additional cleaning required due to their event.
- 10.3 Security officers have full authority to enforce these rules during events.

MARKUP #1 ->

MARKUP #1 · FAIR HOUSING ACT (FHA) LIABILITY RISK

BOARD & COUNSEL REVIEW

Sec. 8.12 (p. 4): Pet restriction clause lacks mandatory statutory carveout for assistance and emotional support animals.

Statutory / Legal Reference: 42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01

Statutory Comparison: Under federal Fair Housing Act regulations (42 U.S.C. § 3604(f)(3)(B), 24 C.F.R. § 100.204, and HUD Notice FHEO-2020-01), associations cannot apply pet restrictions, breed bans, weight limits, or pet fees/deposits to an individual with a disability who requires a service animal or emotional support animal.

CURRENT WORDING IN DOCUMENT:

No pets are allowed in the Banquet Room.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided, however, that these pet restrictions, breed prohibitions, weight limitations, and pet fees shall not apply to verified assistance animals, including service animals and emotional support animals required as a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604(f)(3)(B); 24 C.F.R. § 100.204; HUD Notice FHEO-2020-01).