

Rules for common spaces – Fireplace, Pools, Fitness Centers, Parks, Pavilion, Riverwalk, and the CAR

The fireplace, pools, fitness centers, parks, pavilion, and riverwalk are resources that are available to all the community and cannot be reserved for exclusive use. If you have a gathering, others may also use these areas.

River Bluffs Pavilion

The Pavilion at the marina is becoming a popular venue to gather and hold events with the understanding that the facility remains open to all residents.

Residents have been using the River Bluffs Residents Facebook group to inform everyone when they want to use the pavilion to host an event. This approach is becoming less effective as use of the facility for events increases, mainly because it can be challenging to locate those use notifications on Facebook. An improved notification method is being developed to address this difficulty.

A shared calendar is being developed within the new River Bluffs Community Website where the dates and times that residents want to use the pavilion will be posted for an event. This website is expected to be up and running in the next few weeks and will be the singular location for tracking pavilion use.

Remember that the pavilion cannot be reserved for *exclusive* use and is therefore open to everyone at all times. This understanding has served residents well so far without conflicts. Some new guidelines are needed to ensure that everyone has an opportunity to use the facility for events as the community grows. Here they are:

Pavilion Use Guidelines

- Resident's use of the pavilion for events should be limited to twice yearly.
- Events must be scheduled on the pavilion calendar to maintain an authoritative list for everyone to see.
- Events should not be scheduled for Fridays and Sundays.
- Events should be limited to 3-hour time slots.
- Users of the pavilion must keep the area clean by placing trash and recyclables in the provided bins.

These guidelines will apply to new events recorded on the pavilion calendar once it is available. Existing plans are not impacted.

Our community has many nice amenities that make it a special place to live. Our resident's respect for one another is the foundation that makes River Bluffs exceptional. Let us all continue to practice this behavior so that use of our amenities remains as open to everyone as possible.

The Community Activity Room (CAR) is a community asset that can be utilized by the RB Clubs and well as for personal use.

Resident Club Events

Your club can reserve the Community Activity Room from 1 hour to a max of 5 hours. Please reserve the room on Club Express. Note: As a courtesy to others, please cancel your reservation on the River Bluffs reservation center on Club Express if there is a change of plans.

Resident Public Events

Looking to host a simple gathering of neighbors? Meet and greet, Rainy day BBQ? You can book the Community Activity Room free in one-hour intervals. Reserve on the Club Express portal.

Resident Private Events

For private events, the CAR is available throughout the day in 6-hour time blocks. The time blocks are as follows: 9:00AM-2:00PM, 2:00PM-7:00PM, 7:00PM-11:00PM. Deposit: \$200.00. Cost: \$100.00. Please use Club Express to reserve your private event.

Dates are available on a first come first serve basis and are not confirmed until a reservation has been made on Club Express.

Party Reservations require a \$100 rental fee and a \$200 security deposit payable by personal check within the Sales Center.

Commercial Events shall require a rental fee set on a tiered basis (see Rules and Regulations) as well as a \$200 security deposit.

Club reservations can only be made consecutively for 3 months and are limited to two meetings per week, per club. Club reservations require no rental fee or security deposit. Please utilize Club Express to gain access to the room for your reservation. The max capacity of the room is forty people.

Once the reservation has been received and entered on the Event Calendar, you will see your reservation confirmation on Club Express.

When the event is over, complete the Event Checklist to ensure compliance.

Your security deposit will be returned to you within ten (10) days after the CAR has been inspected and found to be in good order. An email will be sent to the resident following the event regarding the status.

If you have any questions, please feel free to contact the RAC (rac@riverbluffsliving.com).