

## Addendum II

### 1. Clubhouse Room Reservation Policy change

Objective: To prevent abuse and neglect of the facilities and to generate some protection for the owners and residents of Kings Point.

#### a. Room reservation criteria

Kings Point residents will be permitted to book a room in the KP Clubhouses at no charge for events involving immediate family members including spouses, life partners, significant others, parents, grandparents, children and grandchildren as well as KP groups, classes, clubs and association meetings. Residents may not book rooms for any other outside parties. However, the Theatre may only be booked by Kings Point Clubs, Associations and Organizations.

#### b. Clean up and Damage Deposit

A Clean-up and Damage Deposit of \$150 is required for any event which involves food and/or alcoholic beverages. The exception to the deposit requirement is for gatherings offering only water, coffee or tea. As a convenience for groups who have recurring meeting times, the deposit may be held on file in the business office for up to 6 months. The resident who booked the room will agree to an "Exit Checklist", which explains the condition the room should be in upon exit. If the room is deemed unsatisfactory per the "Exit Checklist" the group will be notified that their deposit will be used for any costs related to cleaning, damages or other expenses.

#### c. Organization booking fees

- Outside political candidates and professional organizations

Theatre	\$1500
Banquet room	\$ 500
Card room	\$ 500
Studio	\$ 500
East/West Combo	\$ 300 (\$150 per room)
Atrium	\$ 100
Modular Meeting room	\$ 100
South Social room	\$ 100
Craft room	\$ 100
Jubilee I, II, III	\$ 250 per room
Other KPSC rooms	\$ 100

- Charitable, non-profit organizations with 501-3C & not-for-profit

Theatre	
Theatre style set-up	\$250
Bleachers pulled:	\$50
Banquet room	\$100
Studio	\$100
Card room	\$75
East/West Combo	\$75
Craft room	\$50
Other KPCH rooms	\$50
Jubilee I, II, or III	\$75
Other KPSC rooms	\$50

## 2. Smoking Policy change

KPM has posted consistent signage in the outdoor pool areas delineating smoking and non-smoking areas so that all may enjoy the facilities usage. These signs are effectively stating the policy of smoking only in designated areas and residents are required to follow their direction.

## 3. Pickleball Court Reservation changes

KPM has reserved the Pickleball courts from 8 – 12 daily to be used for Open Play as the Pickleball League had operated on a “come one, come all” basis. The Pickleball Club will continue to have their reserved court time from 2 - 4 daily. Each group has been informed that they are permitted to offer a tournament-style event, not to exceed 3 times per year, but must also follow the guidelines that have been created with respect to prior notice, posting and communication. This plan was an effort to reduce the friction between the groups and promote enjoyment of the sport.

## 4. Band/Entertainment Insurance requirement change

As a criterion of coverage for the General Liability policy, there is a requirement that outside bands or entertainment must present a copy of their insurance or sign a waiver holding the residents, the Management Company and the Federation harmless from future claims. This KPM requirement is in effect to protect the residents and keep their General Liability policy costs as low as possible in the case of an accident or claim. This requirement does not have any impact upon the residents who use their Clubhouse; it is intended only for those groups or individuals who are hired to perform within the Clubhouse for the purpose of entertainment.