

GENERAL INFORMATION AND RULES ON CLUBHOUSE USE

(Revised Dec 2024)

1. The clubhouse is available at no charge for Heron Bay Homeowners Association functions and approved community organizations, e.g. garden club, book club, and committee meetings.
2. The facility is available by advance reservation for private functions and community events hosted by a Heron Bay property owner. The property owner must complete and sign the rental agreement and pay the non-refundable user fee. Approved uses include parties, receptions and meetings. Under no circumstances will anyone be allowed to stay overnight or otherwise use the facility for guest quarters". Camping on the grounds or in the parking lot is not permitted.
3. Montgomery County Fire Code limits the number of guests to a maximum of 100.
4. Clubhouse restrictions and availability will follow the Assembly and Health Guidelines set forth by the State of NC.
5. Alcoholic beverages may not be served to minors.
- 6 . NO pets and NO wet bathing suits are allowed inside the building. There is NO shower on site.
7. The facility is SMOKE FREE! Smoking is NOT permitted within the clubhouse or on porch areas. Smoking is allowed only on designated black top areas and smoking materials must be disposed of in proper receptacles. Caution is expected, especially near pine straw. Any cigarette butts found in or near the facility will generate an automatic charge back to the property owner.
8. EXTREME CAUTION MUST BE USED with charcoal or gas grills. They must be situated on the grassy area at the rear of the building and at least 10 feet away from the building or porches.
9. Reservations are for the clubhouse ONLY. The launch ramp and piers must remain accessible for community use. No parking is allowed in the driveway leading to the shoreline.
10. Hours of use:
Sunday through Thursday: 9:00 am-11 pm
Music and entertainment must end by 10:00 pm and the premises vacated by 11:00 pm.
Friday and Saturday: 9:00 am-1:00 am
Music and entertainment must end by midnight and the premises vacated by 1:00 am.
12. Address for the clubhouse is **275 Mallard Drive, New London, NC 28127** (Montgomery County).
13. Questions regarding regulations for use of the clubhouse may be directed to socialcommittee@heronbay.org
14. Above all, please treat our Heron Bay clubhouse with the utmost care and enjoy your event!

HOW TO RESERVE THE HERON BAY CLUBHOUSE

1. Go to the Heron Bay website www.heronbay.org and click on “Calendar of Events” to determine clubhouse availability on the date you need.
2. If the date is open, please read the “Clubhouse Rules” document and email the clubhouse manager at heatherwalkerhoa@gmail.com
3. Reservations are on a first-come, first served basis, dated from the date your request has been received. Your reservation will be noted on the calendar as “**PENDING**” FOR 2 WEEKS until your deposit has been received.
4. Write a \$95 non-refundable check made payable to Heron Bay Homeowners Association and mail it to RealManage Association Management at the following address:

Heron Bay Homeowners Association

c/o RealManage Association Management

8301 University Executive Park Drive, Suite 130

Charlotte, NC 28262

6. Your reservation will change to “**CONFIRMED**” only AFTER the Homeowners Association has received notice from Henderson Association Management that your completed application form plus payment for the User Fee has been received.
7. If there is any damage to the clubhouse property or any damage, breakage, vandalism, loss or theft of property for the duration of the reservation of your event, no matter who created the damage, your account will be charged for cleaning, repairs, replacements, etc. The liability extends to the actions of your guests on the premises.

RESPONSIBILITIES OF THE HOSTING PROPERTY OWNER(S)

1. The property owner(s) must be present at the event.
2. If desired, you may secure a temporary front gate access code from Henderson Association Management (HERBAYHA@CiraMail.com) for use by your guests on the date(s) of your event. The code may be included with your invitations and/or provided to your set up persons, caterer, or other service providers to facilitate their entry into Heron Bay. Please allow two weeks for this request to process.
3. If you are unfamiliar with the clubhouse layout and amenities or simply want to plan ahead for furniture rearrangement, kitchen use, folding tables, tablecloths etc., you may set up an onsite meeting with the volunteer clubhouse site manager. Make this request through the Heron Bay e-mail address: heatherwalkerhoa@gmail.com
4. Once the rental agreement has been signed and approved, you become liable for damage to the property or any damage, breakage, vandalism, loss or theft of property for the duration of the reservation of your event, no matter who created the damage. The liability extends to the actions of your guests on the premises.

5. Rental includes use of kitchen appliances, equipment, plates, glass ware, and utensils. Paper products are NOT provided, so please bring your own.
6. Cloth tablecloths are available onsite. If you choose to use them, you become responsible for spot-treating stains (as needed), laundering, drying, and folding (or dry cleaning) the table cloths for return to the clubhouse. The volunteer site manager can assist you with this decision.
7. Decorations must be placed so that walls and woodwork are not damaged upon their removal. Use of temporary hanging devices (such as Command Strips) is encouraged.
8. You must become familiar with the Clubhouse Checklist” at the end of this document. You are responsible for all items on the list. The facility should be returned in the same condition it was in when you took possession.
9. After your event, the clubhouse is inspected by the volunteer site manager. If all directions on the checklist” (see below) have been followed, the building and grounds are in the same good condition as when he/she took possession and all property is accounted for, the site manager will notify Henderson Association Management that the Clubhouse has been left in good condition. If the property is not cleaned satisfactorily, or needs any repair or replacement, you will be notified and the charges for the cleaning, repair, replacement, etc. will be applied to your account.

HERON BAY CLUBHOUSE CHECKLIST FOR USERS

- Fire extinguishers are located in the bathroom hallway and in one of the bathrooms. If one is used during your event, notify the site manager.
- Return all indoor and outdoor furniture to its original location.
- Remove all inside/outside decorations, such as centerpieces, signs, balloons, tape, etc. including those placed in the neighborhood.
- Remove all food crumbs/particles from sink and countertops and wipe clean. (Cleaning products are under the sink).
- Run garbage disposal, if necessary.
- Hand wash and dry dishes and other items supplied in the facility and/or run dishwasher, as necessary. When dry, return items to kitchen cupboard. **YOU MUST EMPTY THE DISHWASHER!**
- Remove leftover food or drinks from the refrigerator and take them with you. Wipe up any spills/debris in the refrigerator.
- Clean up and unplug the Keurig. If you use the coffee pods, please replace them.
- Wipe stovetop, oven and inside of microwave oven and ensure stove is turned off.
- Run vacuum cleaner over carpets and floors if excessively dirty.
- Empty all indoor trash cans and replace liners. Fresh bags are under the sink and in cabinets to the left of the stove. Place filled trash bags in cans located on the ground outside to the left of the back-porch stairs. If any bag exceeds 30 pounds, separate it into two bags. Make sure outside cans are tightly closed. **DO NOT leave garbage inside the clubhouse OR in bags bear/on top of the outside trash cans. Excess bags should be taken with you!!!**
- Check the thermostat and if necessary, adjust to its appropriate season: 65 degrees for Fall and Winter and 80 degrees for Spring and Summer.
- Turn off gas logs in the fireplace, if they were lit during your event.
- Check all doors to make sure they are locked. Turn off all interior and exterior lights.

I have read and understand the clubhouse rules and responsibilities. I acknowledge that as the property owner I accept all responsibility for the condition of the clubhouse during the rental period.

Please sign and return to RealManage Association Management with your deposit in order to secure your rental. Please email a copy to heatherwalkerhoa@gmail.com

Signature. _____