

**NORTHWEST HARRIS COUNTY MUD 16
Clubhouse/Pool
6606 Whimsey Court
Houston, TX 77084**

**Amended and Restated
Rules and Regulations
Governing the use of the Clubhouse/Pool**

Adopted: September 18, 2006
Amended: September 24, 2010
February 13, 2012
August 8, 2016
December 11, 2017 effective
January 1, 2018
November 10, 2025
January 1, 2026, effective

Contact: Juan Cruz (832) 678-4500

The Board of Directors has the right to amend these rules at any time.

Please read this document carefully and in its entirety,
Have the document notarized and return the document with the deposit and fees to:

Juan Cruz
Agent for the Association
Sterling Association Services, Inc.
P.O. Box 38113
Houston, Texas 77238

The following rules apply to all clubhouse applicants

An applicant must be a member in good standing with the Association (**Northwest Harris County MUD 16**). **Note:** All fees must be current.

The Clubhouse may be reserved with a notice of at least (10) working days, and reservations are made on a first come first serve basis except for Association functions or meetings.

In order to reserve the Clubhouse, the Applicant must deliver a certified check or money order payable to **Northwest Harris County MUD 16** in the amount according to the type of event held as listed in Exhibit "A" of this Policy. **Additionally, to the extent that a clubhouse property representative or police officer is necessary as required by this Policy**, a certified check or money order in the amount for the required security fee as shown on Exhibit "A" of this Policy, attached hereto, must also be paid by the Applicant to cover the cost of applicable security for the event to be held. Please note however, that a clubhouse property representative is not required for events in which children primarily under 10 years old are invited regardless of the number of invitees. In the event that Northwest Harris County Municipal Utility District No. 16 determines that a security fee was required under these rules, yet the Applicant represented in the Application that a security fee was not required, the security deposit will be forfeited and, at the discretion of the Board, the applicant shall not be permitted to reserve the clubhouse for future events.

These fees may be adjusted by the Board of Directors without prior notice.

4. If the pool is also reserved, lifeguard rate/ratio will be determined by the pool contractor. The guard(s) must be hired through the current pool contractor and you must give at least one week notice. The cost of the lifeguards is the responsibility of the resident.
 - **Note:** The pool can only be rented during hours that the pool is closed to the rest of the **Northwest Harris County MUD 16** members.
 - See rate schedule (Page 4) for all rental and deposit fees required.
 - The rental fee, if required, is due at the time of reservation.

In the event a security deposit is waived for a Recognized Subdivision Group and damages are encountered, Lessee will be held accountable for all damages to the property and/or cleaning. Additionally, future use of the clubhouse for this designated group may be terminated.

5. No Alcohol Permitted in the Pool Area.
6. Alcohol is not permitted at any time for a community-wide function. Alcohol may be permitted for private functions subject to the Lessee providing two (2) Police Officers for the duration of any function at which alcohol is being served. If alcohol is being served in the clubhouse, rental of the pool will not be allowed at the same time. No alcoholic beverages will be allowed to be consumed by minors in the Clubhouse or on the Clubhouse grounds during any event. Failure to comply may result in closing down the

event without a refund. Additionally, a resident forfeits his entire deposit if found that alcohol is being served at an event if stated otherwise on the application.

7. Any "Recognized Subdivision Group" whose total membership is comprised of Stone Creek, Westminster Village, and/or Westminster Landing residents, is eligible for clubhouse rental and is eligible for a waived or reduced fee depending on the type and length of the rental. **Note:** The Board of Directors shall make the determination whether an organization is considered a "Recognized Subdivision Group" for the purpose of waiving and/or reducing the rental fee. The decision of the Board is final and binding.
8. Events held Monday through Saturday must end by 11:00 p.m. and all Sunday events must conclude by 10:00 p.m.
9. Noise must be kept down to a level as not to disturb nearby residents. Violations will result in the security deposit refunded at a reduced amount.
10. A member of the **Northwest Harris County MUD 16** must be present at all times.
11. Youth groups may use the clubhouse providing that an adult makes the reservation. Said adult must be a member of **Northwest Harris County MUD 16** and must be present at the function, be in good standing, and will be held responsible for adherence to all rules and regulations.
12. Teenager/Young Adult functions having persons under the age of twenty-one (21) must have one (1) adult chaperon for every ten (10) teenager/young adults in attendance.
13. Smoking within the clubhouse is prohibited. Applicants assume full responsibility for any violation of this regulation and related damages.
14. No pets or animals are allowed in the clubhouse/pool.
15. Applicant hereby agrees to be responsible for removing **all litter and debris from the premises.**
16. Cleaning/Damage Policy
 - Your security deposit will be returned via US mail within sixty (60) calendar days if the clubhouse shows normal wear only after the function and no damage has occurred.
 - A walk-through of the clubhouse will be conducted before and after the event. The second walk-through will take place within twenty-four (24) hours of the event.
 - If the cost of clean-up and repair to **Northwest Harris County MUD 16** exceeds the amount of the deposit, the **Applicant** agrees to pay the additional cost for said repairs and cleaning.
17. Decoration Policy

- Any decorations used during the rental period must be of a temporary nature and must not mar any building surfaces.
- The use of either tape, tacks, nails or staples on the walls, floors or ceiling is prohibited and will result in a portion of the deposit being withheld.
- Masking tape is normally acceptable if done reasonably and applied temporarily only to glass and plastic surfaces.
- All decorations and similar materials must be made of fireproof material.

18. Light and Door Policy

- Before leaving, all lights and thermostats must be turned off and all doors must be locked.
Also, check and lock all restroom doors and exterior gates.
- Alarm must be activated upon leaving.

19. Applicant hereby agrees not to use, occupy or permit the use or occupancy of the clubhouse for any purpose that is directly or indirectly forbidden by law, ordinance, order or governmental and municipal regulations which may be dangerous to life, limb or property. In particular, the applicant must adhere to all state and liquor laws.

20. Applicant hereby agrees to indemnify and save the Association harmless from all claims of injury including death to persons or from damage to property which arises from any act or omission by the applicant, his/her guests and invitees, or any other third party whose acts of omissions occur while the permission is in effect in or about the subject premises including costs and expenses of defending against any such claims.

21. Applicant agrees to use and occupy the subject premises and all areas appertaining thereto, at his/her own risk and hereby releases **Northwest Harris County MUD 16** its Directors, Officers, agents and employees from all claims for any damage, theft or injury to persons including death or property damage.

RATE SCHEDULE

FUNCTION	RENTAL FEE/ CLUBHOUSE ONLY	DEPOSIT
Recognized subdivision group (Women's Club, Civic Group, etc.)	\$0	\$100
Private Party	\$160	\$200

RENTAL FEE/CLUBHOUSE & POOL

Private Party	\$160	\$200
---------------	-------	-------

--	--	--

*Please note Section 3 and Section 13 for additional security fees that may apply.

RENTAL FEE/POOL ONLY		
-----------------------------	--	--

Private Party	\$160	\$100

Those organizations qualifying for free usage may only use the clubhouse one time per month free of charge subject to the rules contained herein relating to required cleaning after each use and recovery to damages.

APPLICANT HEREBY AGREES, AS EVIDENCED BY SIGNING BELOW:

- THAT YOU HAVE READ AND AGREE TO BE RESPONSIBLE FOR THE COMPLIANCE WITH THESE RULES AND REGULATIONS AND,
- THAT YOU FURTHER AGREE THAT YOU WILL BE IN ATTENDANCE AT ALL TIMES WHILE THIS RENTAL CONTRACT IS IN EFFECT.

AGREEMENT EXPIRATION DATE AND TIME: _____

(Print)	Name of Applicant/Organization	Date of Event
---------	--------------------------------	---------------

(Print) Work/Home/Cell	Applicant Address	Telephone
---------------------------	-------------------	-----------

(Signature)	Name of Applicant	Date
-------------	-------------------	------

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed in the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 20____.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

[Notary Seal]

Reference is made to your request of the **Northwest Harris County MUD 16** for permission to use the **Northwest Harris County MUD 16** Clubhouse located on 6606 Whimsey Court, Houston, Texas 77084.

TO BE COMPLETED BY APPLICANT AT TIME OF RESERVATION

Applicant's Name: _____

If Applicant is an organization, please give the name of the person responsible for compliance with the terms of the Application: _____

Date requested: _____ Time of function: _____ Duration in hours: _____
Note: *Air & heat are not on at all times, please allow thirty (30) minutes prior to event to cool or heat.*

Type of function: _____ Anticipated Attendance: _____
(Commercial functions are prohibited)

Primary age of those in attendance: _____
(Please note the Clubhouse/Pool Rules and Regulations regarding number of individuals attending, age of those attending, and consumption of alcoholic beverages.)

Kitchen needed: Yes: No: Will Alcohol be present: Yes No:
[If yes to alcohol, Security Guards will be required.]

Signature of Applicant/Responsible Party(s):

Name Address Phone: Home/Work

Name Address Phone: Home/Work

Use back of page to list additional Parent/Chaperon information.
If security is required please list the following information:

Name Address Phone

Badge # Agency Affiliation

Security Confirmed

If the pool is rented, please, complete the following information:

Party Confirmed with: _____
For _____ lifeguard(s) to be present during private function.

Rental Fee: \$ _____ # _____ Security Deposit: \$ _____ # _____
Amount Check No. Amount Check No.

NORTHWEST HARRIS COUNTY MUD NO. 16
 CLUBHOUSE WALK-THROUGH
 PROPERTY AT: 6606 WHIMSEY COURT

	Pre-Rental Condition		Post Rental Condition	
	Date:		Date:	
Main Area				
Floors				
Walls				
Ceiling				
Light Fixtures				
Tables/Chairs				
Kitchen Area				
Floors				
Counter Tops				
Sinks				
Restrooms				
Sinks				
Toilets				
Floors				
Mirrors				
Outside Area				
(Trash Removal, etc.)				

Applicant Name: _____ Date: _____

Walk Through #1 – Pre-Rental Condition: _____

 Applicant Signature: Clubhouse Agent Signature:

Walk Through #2 – Post-Rental Condition: _____

 Applicant Signature: Clubhouse Agent Signature:

EXHIBIT "A"

Clubhouse Event Rental Fees

Fee Structure for Various Clubhouse Event Types

The following chart outlines the rental fees for the clubhouse based on different types of events and durations. Please note that these fees are for illustrative purposes and may vary depending on specific clubhouse policies.

<u>Event Type</u>	<u>Rental Duration</u>	<u>Fee (USD)</u>	<u>Additional Notes</u>
Community Gathering	2 hours	\$100	Non-profit rate
Corporate Meeting	3 hours	\$150	Projector available upon request
Birthday Party	4 hours	\$200	Includes tables and chairs
Private Dinner	4 hours	\$250	Kitchen access included
Wedding Reception	6 hours	\$500	Includes basic decorations

For events exceeding standard durations, additional hourly charges may apply. Please contact the clubhouse management for customized packages or to confirm current rates.

Security Fees Based on Event Type

<u>Security Type</u>	<u>Duration</u>	<u>Price</u>	<u>Notes</u>
Clubhouse Property Representative	Defined by the event	\$26.50 per hour	The representative is there to maintain the clubhouse only.
Police Officer No Alcohol served	4 hours - minimum	\$300	A police presence is required when the majority of patrons are under 25 years old.
Police Officer (x2) Alcohol Served	4 hours - minimum	\$600	Required for events serving alcohol per departmental policy

For events exceeding standard durations, additional hourly charges may apply. Please contact the clubhouse management for customized packages or to confirm current rates.