

## **E. BOTANICA CLUB**

1. Except as authorized by the Manager, the Botanica club (club) will be available from 5:30 p.m. to 2:00 a.m.
2. The Board of Directors may use the club at any time for Association business.
4. Patrons of the club shall observe certain "House Rules" which may be promulgated from time to time which will include such items as operation and use of the liquor lockers, games and the Library which is an integral part of the club. In addition, the "House Rules" will govern the dress code and other Rules governing the use, operation and regulation of the club and library. The club and library have a combined capacity of approximately fifty (50) persons.

## **F. BANQUET ROOM**

1. The banquet room is reserved for occupants of Botanica. Unit Owners may reserve the banquet room for private purposes and such use may include the Botanica club. The banquet room should be reserved at least 10 working days in advance of the requested private party date. Subject to the provisions of this Section, these reservations will be granted on a "first-come" basis. Completion of a rental application and the making of a refundable deposit of \$1,000 by personal check or money order will be required in advance to reserve the banquet room. All applications for use of the banquet room must be made by and in the name of a Unit Owner regardless of the actual user. If the intended use also includes the club, all references herein shall include the club as well.
  - a) Unit Owners and tenants of Botanica shall have the right to the exclusive use of the banquet room not more than four (4) times per calendar year. Such exclusive right of use shall be limited by the Manager to a specific social function as approved and for no other purposes whatsoever.
  - b) Any requests for such exclusive use shall be made by written application to the Manager on such form or forms as the Manager shall prescribe and shall require with such application a deposit as discussed above in the amount of \$1,000.00 payable to the Association, which funds may be used by the Association to clean to restore the facilities after such use or to pay the cost incident to the correction of any damage to the banquet room or any other Common

Elements or units of the Condominium. Notwithstanding the foregoing, all costs for cleaning or restoration of the Banquet Room to its original condition shall be solely the responsibility of the applicant and the receipt of the deposit required hereunder shall not limit the rights of the Association against the applicant for any costs, claims, damages or expenses which may be incurred as a result of applicant's use. Additionally, the Manager may charge a minimum cleaning fee or a per guest fee for use of the banquet room.

- c) The Manager shall have the right to require that the applicant obtain insurance at applicant's expense to protect the Association from any costs, claims, expenses or liabilities incident to the use of the banquet room.
- d) In the event that any application as discussed herein is rejected or any applicant disagrees with the decision of the Manager concerning additional terms or conditions that may be imposed incident to an application, the applicant may appeal the decision of the Manager by delivering to the Board of Directors of the Association a written letter specifying with particularity the objection to the decision of the Manager and requesting a review thereof by the Board of Directors. The decision of the Board of Directors shall be, in all respects, final.

2. The following restrictions shall apply to private parties:

- a) Whether the user will be an Owner or other occupant, only Unit Owners may reserve the facilities.
- b) The capacity of the Banquet Room is for approximately 25 persons and the capacity of the adjacent patio area is approximately 25 persons. The total combined capacity of both areas being approximately 50 persons.
- c) A guest list must be supplied to the Manager. The Manager will provide a copy to the front gate and Security. The purpose of the guest list is to allow access to Botanica without undue delay. All persons will use their best efforts to provide any visitor or guest with proper identifying information, i.e., the Unit Owner or tenant's name and unit number, the address of the Particular Condominium Building, the Phase number of that Condominium, the name

Botanica, and the name of the Particular lobby through which the visitor or guest should enter.

- d) Music will cease at 11:00 p.m. Sunday through Thursday and midnight on Friday and Saturday. The banquet room must be vacated by 2:00 a.m. No Owner and/or tenant shall make, cause or permit any disturbing noises in the banquet room or patio area by them, their family, servants, employees, agents, visitors or licensees nor Permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Unit Owners or tenants. No Unit Owner or tenant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, sound amplifier or other electronic equipment in the banquet room or patio area in such a manner as to disturb or annoy other residents. No Unit Owner or tenant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents. The party will be confined to the designated area.
  - e) One guard must be furnished at the resident's expense.
3. The banquet room will be kept locked.
  4. Bare feet and swimwear are not permitted.