

SPORTS LOUNGE

The use of the Blu Sports Lounge is for the use and enjoyment of the Blu Homeowners. Guest's must be accompanied by an owner at all times. Please ensure that when you leave the area that it is put back to its original condition and any trash is disposed of so the next user can enjoy the area. Please note that the Sports Lounge may be used Sunday – Thursday from 7:00 a.m. – 10:00 p.m. and Friday & Saturday from 7:00 a.m. – 12:00 a.m.

When utilizing the Sports Lounge, please keep music and noise to a volume so that you do not disturb residents or other occupants within the community.

No illegal substance will be allowed at any time in the Sports Lounge or grounds of the Sports Lounge.

No pets are allowed in the Sports Lounge at any time.

No smoking is allowed in the Sports Lounge or grounds of the Sports Lounge at any time.

The Sports Lounge can be reserved in advance if more than four (4) resident/guests will be utilizing the Club Room as described below in the "Blu Community Association Sports Lounge Reservation Procedure". The Association reserves the right to limit, on a reasonable basis, the number of guests using the recreational facilities at any given time. The maximum occupancy for the Club Room is 44 people.

Please contact Management for a reservation form. Reservations for the Club Room are taken on a first come first served basis.

The Sports Lounge Room hours for reservations are Sunday – Monday from 7:00 a.m. to 10:00 p.m. and Friday and Saturday from 7:00 a.m. to 12:00 a.m.

BLU COMMUNITY ASSOCIATION
SPORTS LOUNGE RESERVATION INFORMATION/REGULATION PROCEDURE

The Sports Lounge is primarily for the development of educational, social, cultural and recreational programs for residents. The Sports Lounge is not to be used by residents for personal profit or gain, business related activities, political purposes, or fund raising for external charitable purposes.

Arrangements to reserve the Sports Lounge must be scheduled through Management along with a complete reservation form at least 3 days in advance of an event. There is a \$25.00 usage fee payable in advance for these events. The usage fee shall be made out to Blu Community Association. The reservation is confirmed upon receipt of the completed reservation form and payment of the usage fee.

The fee helps offset general usage but does not offset the cost of repairing damage caused by a specific party. Any such additional damage shall be assessed to the Owner responsible for the damage in accordance with the Declaration, after notice and hearing.

Residents seeking to use the Sports Lounge should plan ahead as reservations to use the Recreational Facilities are available on a first-come, first-serve basis. Applications will not be accepted more than six months in advance of the function. Management will review the application for availability and receipt of all documents and fees.

All functions must be over, with facilities cleaned and trash removed by the end of the reserved time.

Action Property Management will inspect the property after the event to assure there has been no property damage or a violation of the Blu Residential Handbook, which may require payment and/or reimbursement to the Blu Community Association.

Management has the right to deny any application based on priority use by the Board of Directors or the Blu Community Association, or in their general judgment based on the size or nature of the event. In no event may the number of attendees exceed the maximum capacity of the Recreational Facilities as determined by Fire Code.

Use of these Community facilities is a privilege and may be revoked by the Board of Directors if any member or resident fails to adhere to the rules or unreasonably infringes upon another member's or resident's rights or enjoyment of the facilities.

Cancellations:

Reserving residents should notify management in advance if the event has been cancelled. If the function has been cancelled, Action Property Management will return the usage fee if notified of the cancellation prior to the date of the event.

Usage Fees:

Usage fees for the Sports Lounge are set forth on the current Fee Schedule available from Management.

The usage fee is used to cover cleaning related expenses, normal wear and tear to furnishings, barbecue equipment, as well as for the administrative oversight of the rental process.

Sports Lounge Rules:

The reserving resident is responsible for returning the Sports Lounge to its original condition (i.e. trash, food and decorations disposed of, furniture arranged and as original condition prior to event, Confetti may not be used to decorate, staples or any fasteners that result in permanent damage on the walls are prohibited, and rice or birdseed are not allowed to be thrown. All damage or cleanup costs for failure to meet these requirements will be charged reserving resident.

Only Owners who are current in association dues and do not have any other overdue obligations to the Association may reserve the facilities.

Functions with minors (persons under the age of 18) require at least one adult chaperone per 10 minors. You must be at least 21 years of age and be the owner of record to reserve the Recreational Facilities. If you rent your home, proof of your resident status must be provided along with the application and the owner of record must

sign the application. The Owner of record, as a Member of the Association, is responsible for the conduct and actions of his/her resident, including compliance with all rules and regulations, including these Sports Lounge rules and regulations. The Owner shall also be responsible for reimbursing the Association and paying for any costs or expenses charged to the reserving resident, if unpaid by the resident, after notice and hearing.

The application must be filled out by the resident requesting use of the Recreational Facilities. The address on the check(s) must match the name on the application.

The reserving resident on the application must be present at all times.

All fees required for reserving the Recreational Facilities are determined by the Blu Community Homeowners Association and the Board of Directors and enforced by Management on their behalf.

All Usage Fees are non-refundable. Fees are payable to the Blu Community Homeowners Association.

All reservations are made by Management in accordance with approved procedures by the Blu Community Association and the Board of Directors.

Residents may make reservations by submitting a completed application, and any required fees. No reservation shall be made without all of the above.

All reservation dates are subject to availability. A reservation is not confirmed until written confirmation is received.

Upon receiving confirmation by Management that the reservation is approved, and at least 3 days before the event, the reserving resident must post notices in the lobby bulletin board, on the stand outside the Sports Lounge and in both elevators to notify other residents that the room has been reserved for a private function. (See attached sample notice for information that should be included.)

The resident responsible for the function shall reimburse all costs for damages pertaining to violations of these rules and the Blu Residential Handbook.

The reserving resident shall compensate the Blu Community Association for any excessive costs for outside services, such as fire and/or police, levied against the Blu Community Association as a result of actions of the reserving resident and/or such resident's guest's use of the Recreational Facilities.

Management, the Blu Community Association and the Board of Directors are not responsible for the set up or clean-up of any function unless such function is sponsored by the Blu Community Association or the Board of Directors.

The reserving resident is responsible for keeping his/her guests within the reserved area. The reserving resident and their guests may use the fireplace area in conjunction with their reservation of the Club Room, but those areas may not be reserved solely for a homeowner function and must be available to any homeowner and their guest(s). The reserving resident is not entitled to the use of the barbecue or fitness area in conjunction with the reservation of the Club Room.

The sale of alcoholic beverages is not permitted; nor is the consumption of alcoholic beverages by persons under 21 years of age.

The responsible Owner and reserving resident agree to indemnify, hold harmless and defend the Blu Community Association, Management and their agents and employees, and the Association's Board of Directors, from and against any and all claims for damage, liability, loss of property injury, expense and costs (including, without limitation, attorneys' fees and costs and costs of enforcing this indemnity) related to or arising from the reservation and use of any Association facility.

Sports Lounge

As determined by the applicable County Fire Authority, the maximum occupancy for the Club Room is 44 persons including any catering or service staff. Please observe this maximum occupancy limit, as it is required by law and contributes to the safety of your guests. All functions must be over, with facilities cleaned, doors locked and trash removed by 10:00 p.m., Sunday – Thursday and 12:00 a.m., Friday and Saturday.



PRIVATE EVENT NOTICE

Date of Notice: _____

The 2nd floor BLU Sports Lounge has been reserved for a resident's private event on:

Date of Event: _____

Time of Event: _____

During this time, the Sports Lounge is closed for general use. We appreciate your cooperation.

**BLU COMMUNITY ASSOCIATION
RECREATIONAL FACILITIES RESERVATION AGREEMENT & APPLICATION**

APPLICATIONS MUST BE SUBMITTED MINIMUM THREE (3) DAYS PRIOR TO USE
Cancellations must be made at least forty-eight hours in advance to assure return of Usage Fee

Hours of Operation:

Sunday – Monday 7:00 AM to 10:00 PM | Friday – Saturday 7:00 AM to 12:00 AM

OWNER(S) Name _____ UNIT # _____

PHONE # _____ Cell Home Work

EMAIL _____

TENANT(S) Name _____

***** TENANT MUST SUBMIT A WRITTEN PERMISSION FROM THE OWNER*****

PHONE # _____ Cell Home Work

EMAIL _____

EVENT TYPE _____ DATE OF USE: _____

EVENT START TIME _____ EVENT END TIME _____

Please note the Maximum Occupancy of the Sports Lounge is forty-four (44) persons including any catering or service staff.

ATTENDEES: ADULTS _____ person(s) YOUTH UNDER AGE OF EIGHTEEN (18) _____ person(s)

***** FUNCTIONS WITH MINORS (PERSONS UNDER THE AGE OF 18) REQUIRE AT LEAST ONE ADULT CHAPERONE PER 10 MINORS.**

FOOD SERVED YES NO ALCOHOLIC BEVERAGES SERVED YES NO

**Usage Fees: \$25.00 (PLEASE MAKE YOUR CHECK PAYABLE TO BLU COMMUNITY ASSOCIATION)
Usage fees are set forth on the current Fee Schedule available from Management.**

The undersigned agrees to indemnify, defend and hold the Blu Community Association and its officers and agents harmless and free from any liability of any nature, including but not limited to liability for damage or injury to any persons or property, cost of attorney fees arising out of, or in connection with, the use of Blu facilities regardless of whether the use was actively or passively negligent, either sole or contributory in connection with such liability. I certify that we have received and read the rules and regulations regarding Recreational Facilities. I, the undersigned, do hereby agree to abide by all policies and rules covering the usage of this facility. I further agree to be responsible for any and all damage to the facility, furniture or equipment caused by my use thereof. I understand that any violation of the Association's rules and policies may result in the immediate closing of the facility.

*** I have read and understand the attached Recreational Facilities Reservation Information, attached hereto.**

SIGNATURE

DATE

Homeowner

Tenant

MANAGEMENT USE ONLY

Date Received: _____ Entered in Calendar: _____
Time Received: _____ Confirmation Letter: _____
Staff Name: _____ Check Returned: _____
Entered in Reservation Book: _____ Guest List Received: _____

Approved: () Denied: () Date: _____ Signed: _____
Deposit: () Fee: () Extra Attendant: ()

Check #: _____

Please send your application to the following address:

**Blu Community Association
c/o Action Property management
600 Wilshire Blvd, Suite 1660
Los Angeles, CA 90017**