

EDGEMONT PICNIC GROUNDS RULES AND REGULATIONS

INTRODUCTION

The Picnic Grounds is an amenity for all Edgemont residents (Ranch, Highlands, and Meadows). Per the terms of the Picnic Grounds Agreement and Amendment to Agreement Regarding Picnic Area at Edgemont Ranch, it shall be managed by the Edgemont Meadows Community Association (EMCA).

MANAGEMENT

The EMCA shall develop a budget for the Picnic Grounds on an annual basis and shall present to all three associations by October of each year for the following year. Per terms of Agreement, the expenses shall be paid on a pro rata basis by each association. Based on that pro rata (per dwelling unit) Highlands shall pay 55%, Ranch 27% and Meadows 18%.

Operating budget shall include (but not be limited to) utilities, maintenance/repair, reserve account, insurance, management, expenses, seasonal set up/take down, and other similar expenses.

EMCA reserves the right to modify the rules and regulations periodically at their discretion, but not in such a way as to expand length of season or to include any uses outside of Edgemont residents.

RESIDENT USE

The Picnic Grounds is available to all Edgemont residents for personal use with a maximum of 70 guests allowed. The resident must be the one hosting the event. The Picnic Grounds is not to be used for any type of "sales party," fund raiser, or other outside use. By way of example (but not limited to) approved uses (meeting other rules) would be family birthday, family reunion, wedding reception for immediate family (for the purpose of this Agreement, immediate family would be parents, children, grandchildren); or party hosted by resident.

Examples of unacceptable use of Picnic Grounds (but not limited to) would be a company party where resident is employee and is not host, any kind of sales party, a wedding reception for non-immediate family (brother, cousin, friend).

OPERATION

1. The Picnic Grounds is generally open mid-May to mid-October depending on weather.
2. Hours are from 11 AM to 9 PM
3. Events are limited to 70 people.

RESERVATION

1. All uses by reservation only.
2. Reservations can be made no more than 12 months in advance, but must be at least two weeks in advance.
3. Only one event on any given day.
4. The Picnic Grounds is not intended for ongoing meetings or events (i.e., annual book club picnic would be fine; monthly meetings would not be appropriate).

Questions? Please contact Karen Esser at karenesser@icloud.com.

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FEES

1. A Reservation and Use fee of \$200 and Cleanup Fee of \$100 (\$300 total) will be charged for each Picnic Grounds event.
2. Reservation Agreement will require that user is responsible for any additional damage or extraordinary cleanup.
3. Fees shall be lost if reservation is canceled less than seven days in advance unless cancellation is a result of weather or problem with facility.

MUSIC

1. All music must first and foremost respect the residential neighborhood and end at 9 PM.
2. Any live music must be acoustic.
3. Any recorded music must be at low levels.

PARKING

1. All parking must be within the designated parking lot.
2. Absolutely no parking on the street.
3. Residents are encouraged to carpool or walk to venue.

LIMITATION OF LIABILITY, WAIVER AND RELEASE

The EMCA and its members, directors, agents and employees shall not be liable for any claims for bodily injury to any person or damage to any property sustained by any user of the Picnic Grounds. The reserving user will be required to sign a waiver and release of liability upon reserving the use of the Picnic Grounds.

GENERAL RULES

1. Any event where alcohol will be served will require Special Event Liability Coverage.
2. Special Event Liability Coverage contracts are available through Karen Esser, Edgemont Picnic Grounds Manager at **karenesser@icloud.com**
3. No overnight parking at the Picnic Grounds.
4. Smoking is absolutely prohibited.
5. No cover fee for any may be charged for any event or use of the Picnic Grounds
6. Any damage must be reported immediately to manager; see contact information.
7. Reserving members shall be responsible for ensuring any vendors follow these rules and regulations.
8. Reserving member is responsible for conducting themselves, and ensuring their guests also conduct themselves in a manner that is considerate of others, the facilities, and the surrounding neighbors.
9. Dogs (except service dogs) are discouraged from attending and barking dogs will be asked to leave. Owners must clean up after dogs.
10. No sublet of reservation is allowed.

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