

Ocean Breeze

Clubhouse rules

The following are the rules and regulations shall apply to all guests that use Clubhouse, including the pool area and all common areas.

Club house usage

- Official operating hours are from 8am to 10pm from Monday to Saturday, 8am to 9pm on Sunday. Sunday and public holidays require special approval. Clubhouse operation hours and conditions of use may be altered at the Clubhouse Management's discretion.
- Clubhouse Management may deny use of the Clubhouse for any reason including history of negligence concerning Clubhouse rules, policies, procedures or levy account has not been paid up in full.
- A security deposit and/or booking fee must be paid by the Primary Resident before obtaining the key.
- Depending on the nature of the event being held in the Clubhouse; Clubhouse Management may include an additional usage charge before booking the Clubhouse. E.g. LAN events which will consume more electricity.
- The pool is available to all residents between the hours specified in the Conduct Rules; even during the event.
- The Primary Resident may request anyone who is not invited to the event to leave the clubhouse area.
- No Ocean Breeze staff member, including security staff, may be of assistance during the event. This includes but not limited to assisting with setup, cleaning, moving equipment or controlling access into the clubhouse.

- Advance reservation is recommended for bookings for meetings, group functions, private parties, etc.
- Events shall not begin before the time as specified in the Clubhouse booking, except by prior consent; and shall terminate at the time specified in the Clubhouse booking.
- The Primary Resident reserving the Clubhouse must be in attendance at all times during the event. The Primary Resident is responsible for the conduct of all guests.
- Equipment must be returned to its proper place after use. Tables and chairs are not to be left outside after use.
- The Clubhouse must be locked after use.
- Cleaning the Clubhouse and common area is the responsibility of the Primary Resident and shall be completed no later than the date and time indicated in the Clubhouse booking. An authorized representative will inspect the premises for violations. Non-compliance will result in billing the Primary Resident to have the items satisfactorily completed and/or forfeiting all or part of the security deposit.
- The Primary Resident reserving the Clubhouse is responsible for payment or replacement cost for all items damaged or lost as a result of, or occasioned by the Applicant's use of the property.

Guests

- The Clubhouse Management reserves the right to refuse entry to guests to the Clubhouse, or entry into any specific part of the Clubhouse.
- The Clubhouse Management reserves the right to terminate the event due to the misconduct of guests.
- Guests are required to only use visitors parking. If there are no visitors parking available guests will be instructed to park offsite.
- Guests will be asked to leave if their behaviour is unruly or causes annoyance to others.

Restrictions

- Use of abusive or obscene language, or any form of profanity; fighting, intimidation, assault, battery or any form of threatening behaviour; vandalism or wilful damage to property in the Clubhouse by anyone will not be tolerated. Offenders will be subject to disciplinary action by the firm or prosecution by law.
- Smoking is strictly prohibited within the Clubhouse premises. Smokers are asked to be considerate by not smoking in front of the Clubhouse entrance.
- Large speakers are prohibited.
- Littering is prohibited, including party confetti.
- Walls are not to be decorated with anything.
- Fireworks are prohibited.
- Barbecues are restricted to the concrete area in front of the Clubhouse only, not inside the Clubhouse or in the doorway of the Clubhouse.
- Minors are not to be left unattended.
- Nothing belonging to the Clubhouse shall be removed from the premises without written permission from Management.
- No immoral, offensive, or unlawful acts shall be committed within the Clubhouse.
- No illegal substances will be allowed at any time in the Clubhouse.
- **No cannabis, marijuana, weed, etc will be allowed at any time in the Clubhouse. The Clubhouse is not a private area.**
- There will be no conducting of political, religious or commercial/organizational activities within the Clubhouse even though the resident is a member of that organization.
- The use of the Clubhouse for fundraising activities is prohibited, except when expressly authorized by Clubhouse Management.

Booking and Payment

- All bookings to be made online <http://site.oceanbreeze.org.za/cb>
- Pricing for the clubhouse will be provided after booking.
- Payment to be made in cash. Ensure the exact amount is provided when making payment.
- Payment to be arranged and made to the estate manager when collecting the key.
- The security deposit will be refunded within 7 days after the event, if there is no damage or additional items that need to be addressed.

Disclaimer

- The Clubhouse Management reserves the right to terminate the event for whatever reason.
- Ocean Breeze Body Corporate shall not be liable for any loss of or damage to any article or property brought into the Clubhouse premises.
- Ocean Breeze Body Corporate will not be responsible for any items left in the Clubhouse. Do not leave any valuables unattended in the Clubhouse.
- Ocean Breeze Body Corporate shall not be liable for any injury whatsoever or howsoever caused to any person whilst in the Clubhouse premises.
- Anyone that breaks, damages, defaces or abuses the property of the Clubhouse shall pay the cost. Management shall assess the amount of such cost and the decision shall be final.
- Surveillance cameras are being used at the Clubhouse premise as a security measure.
- Violation of Clubhouse rules shall result in disciplinary action at the discretion of Management.
- Management reserves the right to amend Clubhouse rules as it deems necessary.

Kind reminders

- Noise levels are to be maintained at reasonable levels.
- Parking is limited, consider carpooling.
- Explain the Clubhouse rules and procedures to the guests.

Checklist after your event

- Flush all toilets
- Clean all bathrooms
- Turn off all taps
- Wipe tables and chairs after use
- Leave tables and chairs set up as they were when you arrived
- Sweep and damp mop all floors after event
- Remove all personal belongings
- Place any garbage bags in bins located outside
- Turn off all plugs
- Turn off all lights
- Close all windows
- Close all internal doors
- Lock all external doors
- Pool area is clean from litter