

Common Area Parties & Social Gatherings Policy

Last updated at the August 24th, 2023 Board Meeting

BACKGROUND

The Cowell Homeowners Association, Inc. (“CHOA”) has many beautiful Common Area amenities available to its residents and their guests. The intent behind this policy is to clarify how these amenities may be used for events such as parties and social gatherings. All residents are strongly encouraged to read the *Rules & Regulations* prior to holding any event on Association property.

COMMON AREAS AVAILABLE FOR USE

Residents may use the Common Area grass/lawns/tables and any of the three pool decks for their parties or social gatherings.

The tennis courts, pickleball courts, playgrounds, basketball courts, and dog parks may not be used for parties or social gatherings.

NO RESERVATIONS

Per the Association’s *Rules & Regulations*, no resident may reserve any area of the greenbelt or pools for a private function. All Common Areas are first-come, first-served and may not be blocked off or reserved ahead of time.

NUMBER OF GUESTS & PARTICIPANTS

Per the Association’s *Rules & Regulations*, a maximum of five (5) guests per residence are permitted within the Common Areas, but up to fifteen (15) guests are permitted for a one-time event with HOA approval. Other participants who are also residents do not count towards this total.

At no time may any single social gathering on the Common Areas contain more than fifteen (15) total non-resident guests. This number includes parents and children.

To avoid interruption to your event, if your party or social gathering that will have more than five (5) guests attending, notify the General Manager ahead of time via email at businessoffice@walnutcountry.com.

GENERAL GUIDELINES

Please ensure that these guidelines are followed for any event taking place in the Common Areas:

- Any event that includes play equipment (such as bounce houses, laser tag, game trucks, etc) must be approved by the General Manager ahead of time. A one-day Certificate of Insurance will be required for equipment such as bounce houses.
- All trash must be brought back to the residence. Do not use the Common Area trash bins to dispose of trash, food, or debris after an event.
- Simple decorations (including but not limited to banners, balloons, table covers, and danglers) are permitted, so long as they are removed after the event’s conclusion, disposed of at the residence, and do not damage any Association property. Please remove any adhesive or tape used.
- No alcohol or glass containers are permitted anywhere within the Common Areas.
- All noise must be kept to a reasonable level so as not to disturb nearby residents.

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- Events in the greenbelt must end by 10:00pm, and events within the pool must end prior to the pool's posted closing time so that there is adequate time to clean up.
- Small charcoal-powered BBQs are permitted so long as they are under observation by an adult at all times. No charcoal or other debris may be disposed of in the Common Area trash bins.

EVENTS ON THE GREENBELT

Residents may utilize portions of the greenbelt for their parties or social gatherings, including any available picnic tables, benches, or lawn. Residents may bring their own supplies for use on the Common Areas, including but not limited to food, non-alcoholic drinks, serving utensils, decorations, and furniture (such as lawn chairs).

Dangerous activities are not permitted on the greenbelt, including but not limited to organized sports and informal play of any sport with hard balls such as golf or baseball.

EVENTS AT THE POOLS

Residents may utilize the pool decks for parties or social events, but be advised that the pools are some of the Association's busiest amenities and the decks can get crowded during the weekends. It is recommended that residents hold their parties or social events *outside* of the gated pool area. Each pool has several picnic tables immediately outside the pool gates. This is a good recommended "home base" for parties or social events.

Residents may bring one (1) reasonably sized table onto the pool deck for food and supplies. Since space is limited, large items such as tents/shade covers and decorations that take up floor space are not permitted on the pool deck. If you want to utilize items such as these for your party, it must take place *outside* of the gated pool area. Cooking equipment (such as BBQ) is not permitted on the pool deck.

Food, drinks, serving utensils, and small, simple decorations are permitted for events on the pool deck. All trash must be brought back to the residence to be disposed. Do not use the Association trash cans.

ID BADGES & GUEST PASSES

If Association ID Badges and Guest Badges are being enforced, they may be purchased from the Clubhouse during normal business hours, and all residents and their guests must have the appropriate ID Badge or Guest Badge on their person at all times when using the Common Area amenities.

CONTACT US

If you have any questions, or if anything in your upcoming event is not mentioned in this policy, please contact the General Manager for assistance at businessoffice@walnutcountry.com.