

I'On Common Area Reservation Policy

To reserve exclusive use of a common area in I'On, the following criteria must be met. Please note that additional terms apply to the Eastlake Athletic Field and Firepit under their specific policies.

1. A reservation through I'On management is required and is only confirmed when the I'On homeowner hosting the event has signed and returned this policy along with the \$250 refundable deposit. Once received, the reservation will be confirmed and posted on the community calendar by management.
2. The reservation must be booked by an I'On homeowner who is listed as the primary contact. The reservation is for the hosting I'On resident and their guests only.
3. The I'On homeowner hosting the event must be present for the duration of the event.
4. The attendees of the event cannot exceed 50 persons.
5. Adult supervision is required for children under 21.
6. No common area may be reserved for weddings.
7. No common area may be reserved for sales, markets, or any "for profit" events.
8. The event, *including clean-up*, must conclude by 10 p.m.
9. Vehicles/golfcarts cannot be driven on any of common areas for deliveries or any other reason.
10. No amplified music, grilling, BBQ pits, tiki torches, or fires are permitted without receiving written permission from the I'On Board.
11. Groups must monitor parking, use only designated on street parking spaces, and must manage traffic flow to avoid impeding streets or blocking I'On residents.
12. By the conclusion of the event, the area must be restored to the condition in which it was found, including removal of all trash and debris from the premises.
13. The primary contact making the reservation is financially liable for any damages and the resulting repairs.
14. A homeowner's membership in a commercial organization does not qualify for a reservation for such a group.
15. The Assembly Board will consider special exceptions on a case-by-case basis. The Assembly reserves the right to reject reservations that it deems to be inappropriate uses of the common areas.
16. The Assembly reserves the right to refuse or terminate a reservation for any homeowner failing to comply with these policies; or whose purpose and use results in excessive wear and tear on the facilities; or which involves the use of motorized vehicles.
17. If this policy is violated, the reserving homeowner will forfeit their deposit and lose all future privilege of reserving I'On Assembly common areas.

The I'On common space is reserved at the sole risk of the reserving homeowner. The I'On Assembly Inc. (the "Assembly") is not liable or responsible for any injuries and/or damages that occur during the event, and the undersigned waives any and all duty of the I'On Assembly, Inc. (the "Assembly") to warn of and/or protect against any and all dangers, whether hidden, open, obvious or otherwise, whether or not the Assembly knows of, has reason to know of, and/or could reasonably discover, such dangers, and the undersigned knowingly and freely assumes all risks connected with and/or arising out of the use of the common space, both known and unknown, even if arising from the negligence of the Assembly or third parties.

I _____ (name) of _____ (address) agree to follow the above rules and regulations for use of the I'On Common Space for my reservation of the _____ (area) on _____ (date).

Signature _____ Date: _____

This is to certify that the Board of Directors adopted this resolution effective December 14, 2020 until such date as it may be modified, rescinded or revoked.