

COMMON HOUSE USE

Intent

It is our intent to balance the various visions and goals that the community has for its Common House. Our shared hope is that the Common House will be a well-used and well-loved part of our community.

The Common House Team has devised the following rules for use of the Common House. Our goal is to raise donations that will help reduce our HOA dues and contribute to the cost of maintaining the Common House while honoring priority usage by community members. All housemates, long-term guests, and visiting family members are permitted to make use of the common areas, while giving precedence to the interests of community members. Lessees who participate in the life of the community are free to use the common areas in the same manner as homeowners. Residents may book the Common House on a space-available basis with the following terms and conditions.

Agreement

1. Members may reserve the Common House on a first-come, first-serve basis for community or personal events using the calendar located next to the mailboxes designed for this purpose.
 - There will be no donation charged for any free event that is sponsored by a resident who is present at the event.
 - When a resident presents an event that charges a fee or is for commercial purposes the same donations will apply as apply for outside groups. See below.
 - Outside groups not charging a fee and open to Silver Sage residents may use the Common House on a donation basis. An outside group is defined as a group that does not have a resident in attendance at the event. However a resident must act as sponsor to the outside group. Use is regulated by the Common House and Outside Use Rental Agreement that all groups will receive and which is managed by the Common House Team. The Common House Team will consult with the Steering Team on any proposed outside use that is likely to raise questions about compatibility with the Silver Sage vision and values.
 - Outside groups requesting use of the Common House will be asked to sign a use agreement and topay their donation in full to secure their reservation.
 - At the discretion of the CH Team, a fully refundable \$50 deposit is required. This will be returned within 48 hours if the Common House is left clean and in same order as found.
2. For all outside groups charging a fee or not open to Silver Sage residents the following donations, rounded to the nearest hour, apply to all rooms. Use of the outside space is at the discretion of the SS coordinator:
 - \$5 an hour if a resident attends
 - \$10 an hour with a three hour minimum without a resident
 - \$15 an hour with a three hour minimum if the kitchen is included.
 - The CH team will use its discretion in determining donations for outside groups that do not fit in the above guidelines.
3. Reservations can be made three months in advance. Repetitive usage will need to be negotiated. Exceptions can be granted by the CH Team. Outside use may not conflict with regularly scheduled community events.
4. Resident sponsor duties are as follows (see complete list on kitchen wall):
 - Give introductory tour to prospective outside user to explain space allocations and clean up procedures.
 - Greet guests and unlock doors before event. Lock doors after event.
 - Empty dishwasher when necessary. This could be the next day.
 - Empty trash
 - Sweep floor