



BARBEQUE GRILLS & PAVILION POLICY

V1.2 08-28-18

General:

The Grills and Pavilion on the 4th Floor are for the exclusive use of Keola La'i residents and their guests during the hours listed below and subject to the prohibitions and limitations described in this policy. Political, religious, and commercial events are not allowed in the Pavilion, and no reservations for these types of events will be accepted.

The Association may reserve the pavilion for the use of the whole community or for Association events.

All guests in the Pavilion must be accompanied by a resident over the age of 18. Residents are responsible for the behavior of their guests.

The use of glassware, bottles, ceramics, chinaware, or other breakables is not recommended. Alcoholic beverages are permitted only within the Pavilion area. Glassware of any types is strictly prohibited outside the pavilion.

Hours:

The Barbeque Grills & Pavilion are open from 9:00 AM – 10:00 PM daily. All residents and their guests shall depart the area no later than 10:00 PM.

Quiet Time begins at 9:45 PM. Yelling, music or all other noises that could disturb nearby residents are prohibited. Security may ask BBQ/Pavilion users to lower the noise level during Quiet Time; compliance is mandatory.

This rule will be STRICTLY ENFORCED. Failure to exit the Recreation Area before 10 PM will result in a fine of \$100. Management may close the area without prior warning to accommodate needed maintenance and cleaning.

Pavilion Reservations:

Reservation requests may be placed by calling the Security Office and a confirmation will be sent by Security.

Reservations are taken on a first-come, first-served basis at least three (3) and up to sixty (60) days in advance. Each unit may make up to 3 priority reservations per 120-day period. Reservations cannot be made on consecutive days. Residents are allowed to make additional non-priority (standby) reservations within the 120-day period; however, if another resident wishes to use the Pavilion at that time, the reservation will be awarded to the resident with priority. Non-priority reservations will be automatically confirmed 48 hours before the scheduled date/time. Prior to this confirmation, the non-priority reservation is subject to cancellation.

Reservations may not be made for the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, Dec 25, and New Year's Eve.

The maximum group size for each gathering is limited to twenty (20) persons.

A reservation may not exceed four (4) hours, and a maximum of one (1) barbecue grill may be reserved at a time. The other grills must be kept available for other residents on a first-come, first-served basis. Combining reservations with two or more units for the purpose of exceeding the time limitation is not permitted. All functions must be completely finished, cleaned up and the premises vacated by the end of the scheduled function.

A refundable security deposit of *one hundred dollars (\$100)* in the form of a check is required for each reservation. Deposit checks will be returned to the resident making the reservations within five (5) days after the event or may be left on file with Management for future reservations deposits for up to six (6) months. *If a check is on file after six (6) months, it will be shredded.*

Reservations are valid for thirty (30) minutes after the requested beginning time. Failure to occupy the area by that time will result in a cancellation of the reservation, and the area may be used by other residents on a first-come, first-served basis.

To prepare the Pavilion for an upcoming reservation, Security may require individuals or parties in the areas to disperse in a timely manner. Reservations of the day will be posted in the Pavilion by Security.



The Association reserves the right to cancel any reservation without prior notice due to unforeseen circumstances, such as adverse weather conditions, emergencies, or any reason deemed necessary by Management or the Board of Directors.

Grill Use:

Walk-ins without a reservation is permissible and on a first-come, first-served basis as long there is no upcoming reservation.

A resident using more than one grill at a time should relinquish the second (and possibly third) as soon as practical if another resident(s) wishes to use them.

Only qualified individuals should operate the grills. It is the responsibility of the person operating the grill to read the grill manual and follow ALL operation instructions.

Charcoal or starter fluid may NOT be used, as it may damage the grill.

Please inform the Security Office if you notice any equipment that is not functioning properly.

Cleaning:

Residents that use the Pavilion area and/or a grill must leave them in a clean, orderly, and undamaged condition. Cleaning brushes, a dust pan, and a broom are kept in this area for this purpose. All trash must be properly disposed of and if the nearby trash bins are full, the resident must bring the excess to the main trash room located in the 1st floor garage.

Security will inspect the areas before and after use to ensure everything is cleaned up properly.

Failure to properly clean the area may result in assessment of a cleaning fee of \$50 or more.

Behavior:

Disorderly conduct will not be allowed or tolerated on the premises. Security staff may direct residents and guests to leave the 4th floor area and common areas due to improper behavior. Immediate compliance is required. Security staff will call HPD if there are issues with any resident or guest compliance.

Radios, music players, musical instruments, etc., may be played at a minimal sound level that does not disturb other residents. If a resident or security staff asks someone to turn down the sound of their device, they are required to do so immediately.

Indemnity:

The Association holds no responsibility for injury caused by use of the barbeque grills. Users accept all risk and assume all responsibility for grill usage.

Keola La'i management reserves the right to terminate any gathering at any time due to non-compliance with the above rules and regulations or Keola La'i House Rules.