



## Palma Sola Harbour Condominium Association, Inc.

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### PSH Clubhouse Reservation and Use Resolution

The clubhouse is a common element intended for the use and enjoyment of residents. This policy ensures fair use, safety, and protection of property during approved events, pursuant to the Declaration of Condominium, the Bylaws of the Association, and Chapter 718, Florida Statutes. The Board of Directors has the authority to adopt reasonable rules and regulations governing the use of the common elements. The Board of Directors finds it necessary to establish clear and uniform procedures for the reservation, use, and care of the clubhouse to protect Association property and ensure fair access to all unit owners.

**Reservation & Eligibility.** Only unit owners or tenants in good standing may reserve the clubhouse. Reservation requests must be submitted in writing to the condo association manager via the reservation form located on the clubhouse bulletin board. A refundable security deposit may be required to cover potential damages. Reservation requests will be accepted on a first come, first served basis. The Board, or its designated agent, reserves the right to deny or revoke a reservation for good cause, including prior misuse of facilities or conflicts with Association functions.

**Responsible Party Assignment.** The PSH owner making the reservation will be designated as the *Responsible Party*. The Responsible Party must be present throughout the event. Duties include: ensuring compliance with all clubhouse rules, supervising guests and vendors, and restoring the clubhouse to its original condition after the event. The Responsible Party will be held financially liable for damages, cleaning fees, or violations.

**Alcohol, Food and Decorations.** Alcohol consumption is only BYOB; underage drinking is prohibited. All applicable laws must be followed. See PSH alcohol policy for parties and functions. All decorations, food, and personal items must be removed following the event. The Responsible Party must: remove all trash and personal items, return furniture and equipment to original placement, and report any damages immediately. Failure to comply may result in additional cleaning fees or suspension of reservation privileges.

**Event Guidelines and Security.** Maximum occupancy limits must be observed per fire code (see posted number in clubhouse). Noise levels must comply with local ordinances and condo rules. Smoking and open flames are not permitted inside the clubhouse. Decorations must not damage walls, ceilings, or fixtures. Security cameras are installed for the protection of residents and property. Tampering, covering, disabling, or altering security cameras is strictly prohibited. Any interference with security equipment will result in: Immediate forfeiture of the security deposit, if applicable, possible fines or suspension of clubhouse privileges, and referral to law enforcement, if necessary.

**Enforcement.** Violations of this Resolution may result in fines, loss of clubhouse access, or other actions as determined by the PSH Board of Directors. The PSH Board of Directors reserves the right to deny future reservations to residents who fail to comply. Violations of this Resolution may result in fines, suspension of clubhouse privileges, or other remedies as permitted by Chapter 718, Florida Statutes, and the Association's governing documents. This resolution does not apply to regular daily activities such as exercise.

This resolution, having been adopted at a duly noticed Board of Directors Meeting on the date indicated below:

ATTEST:

Secretary: Greg Pfent

Date: 2/19/29

Resolution effective date: 2/19/2026