

**THE NEW PROPERTY OWNER'S ASSOCIATION OF NEWPORT, INC. d/b/a
NEWPORT PROPERTY OWNER'S ASSOCIATION ("NPOA")
COMMUNITY ROOM RULES
EFFECTIVE APRIL 14, 2016**

1. Any member of NPOA, provided they are at least twenty-one (21) years of age, and all maintenance fees due the Association are current may use the Community Room for group events upon approval.
2. Members using the Community Room shall be present at all times during the function.
3. The Member will be responsible for insuring compliance with all laws enacted by the State of Texas, and reasonable conduct of their guests in the Community Room and surrounding facilities. The Member will be responsible for notifying the Harris County Sheriff's Office should the above not occur. If the Sheriff's Office should be notified, the function will be discontinued by the Board of Directors or Management.
4. Member may use the Community Room for a period of time not to exceed four (4) hours including set up and clean up time.
5. All trash and debris must be removed from the Community Room upon the conclusion of the function.
6. Member shall have the option of bring in food for the event or purchasing food from Stonebridge Golf Club.
7. No alcoholic beverage may be brought into the premises. Alcoholic beverages may be served only if purchased and served by Stonebridge Golf Club.
8. The cost for Newport resident in good standing to rent the Community Room shall be \$150 plus a refundable \$100 damage deposit. For groups in excess of twenty-five (25), management shall have the right to request a larger deposit. Food and/or beverage is not included in the room rental.
9. A non-refundable deposit of \$50 is required upon executed of the rental agreement. The balance plus the cost of food and beverage, if any, is payable in full at least two (2) weeks prior to the event. Food and beverage charges are subject to sales tax and gratuity.

10. Organizations outside Newport residents shall pay a room rental dependent upon the type of event, provided, however in no event shall the rate be lower than \$300 plus damage deposit and cleaning fee.

11. Management reserves the right to require security at any event. If security is required, Member shall pay for the cost of security.

12. The Member agrees to indemnify and hold the Association, its agents, employees, officers, and directors harmless from and against all injuries, losses, and/or damages sustained by any person, whether associated with the usage or not, arising directly or indirectly out of or related to the use of the Community Room, including any claims based upon the alleged negligence of the Association, its agents, employees, officers, or directors.

For additional information contact:

Newport Property Owner's Association
2102 Country Club Drive
Crosby, Tx 77532
(281) 462-4199