

EXHIBIT F
CHOA Amended and Consolidated Rules and Regulations
DOLLAR HOUSE RULES AND FEE SCHEDULE

The Chinquapin Homeowners Association policy mandates that usage of the Dollar House be reserved for the exclusive use by the Owners and their invited guests. An Owner may reserve the Dollar House for their exclusive use and/or the use of an immediate family member and assume full responsibility for the facility and the conduct of their guests.

The Owner making the reservation MUST BE PRESENT at the scheduled event. The deposit will be forfeited and a fine will be imposed, in an amount determined by the Board of Directors, if the Owner is not present at the scheduled event.

A reservation of the Dollar House includes the house, patio and Dollar Pier. It does not include any of the beach or the main pier.

Special arrangements must be made thirty (30) days in advance if the event will require parking for more than five (5) cars and/or to moor, off load or tie up more than four (4) boats at the main pier.

CHOA will provide:

- Utility service including sewer, water, gas and electricity.
- Two (2) hours of cleaning and trash removal is included in the Use Fee. However, if more time is required, the Owner will be billed for the additional time at a rate to be determined by the CHOA Management Company.
- Propane for the BBQ if requested.
- Kitchen in working order.
- Place settings and cooking equipment for thirty (30) people.

Once the requested date and intended use are reviewed and authorized by the Board, the Owner will receive written confirmation of the reservation along with a request for payment.

FEES

The Use Fee schedule for non-wedding events is as follows:

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| • Events up to 30 guests | No Fee |
| • Events of 31-70 guests | \$500 |
| • Events of 71-120 guests | \$1,250 |

The Use Fee schedule for weddings is as follows:

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|------------------------------|---------|
| • Events up to 30 guests | \$500 |
| • Events of 31 to 70 guests | \$1,000 |
| • Events of 71 to 120 guests | \$2,500 |

A security deposit of \$250 for non-wedding Events of 30 guests or fewer and \$1,000 for non-wedding Events with more than 30 guests as well as all wedding Events (made out to CHOA) is required to secure a Board approved reservation and must be delivered to the CHOA Management Company thirty (30) days prior to the event or the event will be cancelled. Further, until the security deposit has been received, the event date will remain available to other Owners. CHOA will return the security deposit less any amounts deemed necessary to retain third party cleaning services or to repair damages inflicted upon the Dollar House by the Owner and/or the Owner's associates, guests, invitees, attendees, contractors, and all other persons whatsoever associated with the Dollar House reservation during the rental period, whether or not such persons did so with the Owner's knowledge or consent. The Owner will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that CHOA may incur as a consequence of the actions of the Owner or any of the Owner's associates, guests, invitees, attendees or contractors while the Owner has reserved the Dollar House, and shall indemnify and hold harmless the CHOA and its agents against any and all legal actions which may arise from the Owner's use of the Dollar House.

ANY BREACH OF THIS CONTRACT WILL RESULT IN A FORFEITURE OF THE SECURITY DEPOSIT AND THE POSSIBLE LEVY OF A FINE PURSUANT TO EXHIBIT G OF THE CHOA AMENDED AND CONSOLIDATED RULES AND REGULATIONS.

For non-wedding Events up to 30 guests, the Owner must provide proof of liability insurance in an amount not less than \$300,000 per occurrence.

For non-wedding events exceeding 30 guests and for all wedding events, the Owner must provide proof of liability insurance in the minimum amount of \$1,000,000 per occurrence for all events thirty (30) days prior to the event. This certificate of insurance and endorsement must name CHOA and its agents as an additional insured. The endorsement must be delivered by email, regular mail or personal delivery to the CHOA Management Company.

For events exceeding 70 attendees, a CHOA Management Company staff member must be reserved and confirmed to attend the event. The staff member will arrive thirty (30) minutes prior to the event and stay for thirty (30) minutes following the conclusion of the event or until all the clean up is finished. The Owner will confirm availability and participation directly with the CHOA Management Company thirty (30) days in advance of the event.

SOUND SYSTEMS/MUSIC

Sound systems and music are permitted and must be adequately described in the Reservation and Use Application. Any permitted sound system or music must cease and desist after 10:00 PM in compliance with local noise ordinances.

CLEAN-UP

The Owner is responsible for removing all decorations and debris from premises at the close of the event. Nothing is to be attached in any way to the interior or the exterior of the Dollar House. Use of staples, tacks, tape of any kind, glue or any other kind of adhesive to the doors, walls or light fixtures is prohibited. Also, no rice, confetti or birdseed can be thrown anywhere on the property. If clean up requires more than two (2) hours, inside or outside, additional cleaning fees will be charged as determined by the CHOA Management Company.

PARKING

Parking at Chinquapin is limited. Any events requiring parking of more than five (5) vehicles and/or mooring of more than four (4) boats, will require taxis or a shuttle service to transport guests to and from the Dollar House at the Owner's sole cost and expense. Parking and mooring arrangements must be reviewed with the CHOA Management Company thirty (30) days in advance of the event. No parking will be allowed in any numbered parking spaces at Chinquapin or in the circle area adjacent to the Dollar House.