

**SPRING MOUNTAIN RANCH  
HOMEOWNERS ASSOCIATION  
RANCH HOUSE LEASING POLICY**

1. SMR property owners may reserve the clubhouse and adjoining south and east outside patios for a private party/event on a space-available basis. Nonexclusive/informal use of the Ranch House for small groups less than 10 people is permitted without a reservation, so long as the group includes a SMR property owner.
2. All recreational facilities will be excluded from private party reservations. Recreational facilities currently encompass the swimming pool, kiddie pool, hot tub and adjoining grounds, tennis courts, and exercise facility. The exception to this policy would be parties hosted by SMR HOA for the sole benefit of the SMR property owners. Examples would be Memorial Day, Fourth of July, and the Annual Property Owners meetings, etc.
3. Leasing the facility to non-homeowners, such as outside charitable organizations and non-homeowner attended events, will be determined by the Board of Directors on a case by case basis. The intent here is to provide a community service, with emphasis on charitable events, versus open lease to the general public for revenue generation.
4. Access to the clubhouse facility will be made available between the hours of 9:00 AM to 11:00 PM, unless otherwise approved. It will be the responsibility of the leasing party to control both noise and guests behavior. Violations of these policies and/or complaints raised by neighbors will result in a loss of future lease privileges.
5. The maximum group size is seventy-five (75).
6. Rates to lease the facility are \$200.00 for groups of 25 or less, plus a refundable deposit of \$250.00. The rate for groups larger than 25 to a maximum of 75 will be \$400.00, plus a refundable deposit of \$500.00.
7. Reservations may be made up to one year in advance by contacting **Matt Caldwell** by telephone **208 634-7766** or by e-mail at **SMRHomeowners@gmail.com**. Major holidays may not be reserved by the same party more than once in a 5 year period unless it is still available less than 60 days prior to the date. Cancellations must be received 30 days in advance for reimbursement of the rental fees.

Lessee Signature: \_\_\_\_\_