BOARD POLICY ON

MEMBER USE OF FACILITIES

All resident LBA members, by virtue of their home ownership, have the privilege to use LBA common property (the beach, the Casino, the tennis courts, the ballfields, etc.) together with all other LBA members, subject to all applicable rules and regulations.

Private group parties can always be held at a member's home. However, private group parties and events on LBA property are subject to approval by the Board of Managers.

The Casino may be used for private parties, subject to availability and subject to the entry into an applicable Casino rental agreement (which sets forth various restrictions and requirements and requires the provision of liability insurance).

The tennis courts are normally available for LBA member use (together with guests), subject to availability and sign-up procedures for court usage. The tennis courts usage is also sometimes pre-empted by LBA events, such as tennis lessons, the annual tennis tournament, and sometimes various tennis tournaments set up by the Sports Committee.

Similarly, the ballfield is available generally for LBA member usage along with other LBA members and provided there are no conflicting LBA events at the time. The ballfield is available for private parties (non-LBA events) by LBA members and their guests, provided pre-approval is obtained from the Board of Managers and subject to the provision of satisfactory insurance coverage whenever any outside vendors of any type are brought onto the LBA property.

Likewise, our LBA beach is available to all LBA members and their guests, in common with all LBA members, subject to all applicable rules. While LBA members often congregate together in groups on the beach, any large private parties on the beach should be pre-approved by, and coordinated with, the Board of Managers. An example of such a large private gathering on the beach would be a wedding ceremony, of which there have been many over the years.

These rules and policies are meant to protect the LBA and to coordinate usage.