

CARRIAGE HOUSES OF JOHNSON COUNTY

SOCIAL EVENT GUIDELINES

Purpose

Social gatherings at Carriage Houses of Johnson County are welcomed and encouraged. These guidelines are intended to help owners host enjoyable events while protecting the safety, property, and enjoyment of all community members.

All social events must comply with the Association's Declaration, Bylaws, Rules and Regulations, and applicable laws.

1. Private Garage Parties — 50 Guests or Fewer

Private garage parties with 50 or fewer guests are permitted without prior approval from the Social Committee.

The sponsoring garage owner is responsible for ensuring that the event complies with these guidelines and does not interfere with other owners' access, property, or enjoyment of the community.

2. Large Social Events — More Than 50 Guests

Social events with more than 50 guests require prior approval from the Social Committee. The sponsoring owner must comply with these guidelines and any additional requirements established as a condition of approval.

The Social Committee may consider the size and nature of the event when determining whether additional arrangements are necessary to protect the community and its owners.

3. Public Events and Organized Car Shows

Public events held at a garage, including events where invitations are broadly distributed to car clubs or other groups, require prior approval from the Carriage Houses of Johnson County Garage Condominium Association (GOA) Board of Directors.

Examples include, but are not limited to:

- Coffee and Cars gatherings;
- Car shows open to multiple car clubs;
- Specialty or themed car shows organized for specific car clubs; and
- Other organized automotive events intended to attract a broad group of attendees.

All public events must comply with all requirements applicable to private parties with more than 50 guests, regardless of the anticipated number of attendees. These requirements include liability insurance of at least \$2,000,000 naming the Association as an additional insured, portable restrooms, guest parking and emergency access requirements, cleanup and trash removal, gate access and security procedures, and responsibility for damage to community property.

The sponsoring garage owner must submit the proposed event to the GOA Board of Directors and obtain approval before invitations are distributed or the event is advertised or scheduled.

Public events must also comply with all applicable Association governing documents and any additional conditions imposed by the Board as part of its approval. No public event may be held without prior written approval from the GOA Board of Directors.

4. Examples of Social Event Categories

The following examples are provided to help owners determine which category applies to their planned event. Classification is based on the event's nature and intended audience, as well as the anticipated number of guests.

A. Small Private Garage Parties — 50 Guests or Fewer

Examples include:

- Chiefs watch parties;
- Work-related gatherings or events;
- Special interest group gatherings; and
- Other private social gatherings hosted by an individual garage owner.

These events do not require prior Social Committee approval, provided attendance does not exceed 50 guests and the event complies with these guidelines and the Association's governing documents.

B. Large Social Events — More Than 50 Guests

Examples include:

- Car club gatherings;
- Weddings and wedding receptions;
- Barbecue competitions;
- Car shows; and
- Other large gatherings or organized events.

These events require prior approval from the Social Committee and must comply with the applicable requirements in these guidelines.

C. Public Events and Organized Car Shows

Public events, including Coffee and Cars gatherings, car shows involving multiple clubs, and specialty car shows organized for specific car clubs, require prior approval from the GOA Board of Directors and must comply with all requirements applicable to parties of more than 50 guests, regardless of the anticipated attendance.

The examples above are illustrative and are not intended to be an exhaustive list of permitted events.

5. Liability Insurance

For all events with more than 50 guests, the sponsoring garage owner must obtain liability insurance with coverage of at least \$2,000,000.

The policy must name the Carriage Houses of Johnson County Garage Condominium Association as an additional insured. Proof of insurance must be provided to the Social Committee before the event.

6. Portable Restrooms

Portable toilets are required for all events with more than 50 guests. The sponsoring owner is responsible for arranging delivery, placement, servicing as necessary, and removal of the portable toilets.

Placement must not obstruct driveways, garage entrances, roadways, or emergency access.

7. Cleanup, Trash Removal, and Property Damage

The sponsoring garage owner is responsible for leaving the event area clean and in its original condition following the event.

The sponsor must:

- Collect and remove all event-related trash and debris.
- Ensure that trash is not left outside garages or in community areas.

- Arrange for the proper removal of any event-related waste that cannot be disposed of in the Association's dumpsters.
- Accept responsibility for damage to community property caused by the event, the sponsor, or event guests, and arrange for appropriate repair or reimbursement.

8. Guest Parking and Emergency Access

Guest vehicles must be parked in a manner that does not interfere with other owners or obstruct access to any garage.

All guest vehicles must remain at least 15 feet from every garage door. This clearance is required to preserve access for emergency equipment and emergency responders, including fire trucks and ambulances.

Guest vehicles must not block:

- Garage doors or entrances;
- Driveways and roadways;
- Emergency access routes; or
- Access to other owners' garages.

The sponsoring owner is responsible for communicating and enforcing these parking requirements with guests.

9. Front Gate Access and Security

For approved events with more than 50 guests, a designated Party Code for the front gate will be provided to the sponsoring owner.

The sponsoring owner is responsible for:

- Distributing the Party Code to guests as appropriate.
- Managing gate access during the event.
- Ensuring the gate is properly opened and closed as necessary before and after the event.
- Maintaining the confidentiality of the code and preventing unauthorized access.
- Ensuring the gate is secured at the conclusion of the event.

The Party Code may not be shared or used for purposes unrelated to the event.

10. Garage Owner Access, Event Notifications, and Invitations

A. Unrestricted Garage Access

At no time shall any garage owner be denied or restricted access to their own garage as a result of a social event, private party, public car show, or other gathering taking place at Carriage Houses of Johnson County.

Event sponsors and attendees must ensure that garage owners can access their garages at all times. Event parking, guest activities, and event setup must not obstruct garage doors, driveways, or access routes.

B. Advance Notification to Garage Owners

The sponsoring garage owner must ensure that all garage owners are notified in advance of scheduled social events. Notifications must include the event date, anticipated start and end times, and any relevant information regarding expected attendance or potential impacts on parking and access.

The purpose of this notification is to maintain open communication and allow garage owners to plan accordingly. Notification does not replace any required approval from the Social Committee or GOA Board of Directors.

C. Invitations and Attendance

For private garage parties, the sponsoring garage owner shall have discretion over whom they invite to attend, subject to the Association's governing documents and these Social Event Guidelines.

Public events, including broadly advertised gatherings, Coffee and Cars events, and organized car shows, remain subject to the applicable approval requirements outlined in these guidelines. The sponsoring owner may determine the intended invitees and participating clubs, provided the event has received all required approvals.

11. Funding and Expenses for Social Events

A. Privately Sponsored Events

All expenses associated with privately sponsored parties and events shall be the sole responsibility of the garage owner sponsoring the event. The Association shall not be responsible for reimbursing or funding these expenses unless specifically authorized by the GOA Board of Directors.

Expenses may include, but are not limited to, food, beverages, entertainment, portable restrooms, insurance, cleanup, trash removal, and any other costs associated with hosting the event.

B. Association-Sponsored, Community-Wide Events

At the discretion of the GOA Board of Directors, funding may be provided from the Association's approved budget for events intended for the benefit and participation of the Carriage Houses community as a whole.

Examples may include the annual community open houses and other all-Carriage Houses social events hosted for the enjoyment and participation of garage owners and the broader community.

Any use of Association funds must be approved by the Board of Directors and remain subject to the Association's budget, financial policies, and governing documents.

C. No Automatic Funding Obligation

The Association's participation in or funding of a past event does not create an obligation to fund similar events in the future. All Association funding decisions remain at the discretion of the GOA Board of Directors.

12. General Community Rules

All social events must respect the character and rules of Carriage Houses of Johnson County.

In particular:

- Events must remain private and may not be publicly advertised on social media or other public platforms, except for public events specifically approved by the GOA Board of Directors and as permitted under the Association's governing documents.
- The community speed limit of 10 MPH must be observed.
- Burnouts are strictly prohibited.
- Common areas and roadways must remain clear and unobstructed.
- Noise, activities, and event operations must not create an unreasonable nuisance for other owners.
- Use of the Clubhouse remains subject to the Association's existing approval requirements.

13. Sponsoring Owner Responsibility

The garage owner sponsoring the event is responsible for ensuring that guests comply with these guidelines and the Association's Rules and Regulations.

Failure to comply may result in referral to the Board of Directors for appropriate action under the Association's governing documents, including any applicable fines, reimbursement for damage, or other authorized enforcement measures.

14. Administration and Interpretation

These guidelines supplement the existing Rules and Regulations of Carriage Houses of Johnson County Garage Condominium Association. They do not replace or supersede the Declaration, Bylaws, or other governing documents.

The Social Committee may administer these guidelines and recommend additional event-specific requirements for events requiring its approval, subject to the authority of the Board of Directors.

Adoption: These Social Event Guidelines shall become effective upon approval by the Board of Directors.

Approved by: _____

Date: _____