# Rock Creek Club - Updated Conditions of Approval - For BZA Hearing

**1. Term. The use of the Property as a private community center is approved for a period that commences with the issuance of the certificate of occupancy for the community center building and ends after the fifth full "operational year" that follows the issuance of the certificate of occupancy, with each such operational year running from April 1 to March 31.**

2. Approved Plans. The Project shall be constructed in accordance with the plans dated [__] and included as Exhibit [__] of the Record, and subject to the following areas of flexibility:

a. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, mechanical rooms, and toilet rooms, provided that the variations do not change the exterior configuration or appearance of the structures;
b. To make minor refinements to exterior details and dimensions to comply with building code, accessibility, and sustainability requirements, provided such modifications do not significantly alter the exterior design as shown on the plans and are approved by the U.S. Commission of Fine Arts and District historic preservation officials;
c. To vary the final streetscape design and materials in the public right-of-way, in response to direction received from District public space permitting authorities;
d. To vary the final landscaping materials of the Project, consistent with the range presented to the Board and included with the drawings, based on availability and suitability at the time of construction or otherwise in order to satisfy any permitting requirements of DC Water, DDOT, DOEE, DOB, or other applicable regulatory bodies, provided that any such variations shall comply with Condition 24 (Landscape Screening); and
e. To vary the location and type of decked and paved areas to meet stormwater requirements and other applicable permitting requirements, provided that any such variation shall comply with Condition 20 (Meadow Area Abutting 2323 Porter Street) and Condition 23 (Racquet Sports).

3. Membership

a. Membership of the Rock Creek Club ("Club") shall be limited to no more than 270 households ("Members").
b. A minimum of 85% of Members shall reside within one mile of the Property (excluding Members who move outside of one mile within the District and are on the waitlist for non-neighborhood membership).
c. All Members shall be a resident of the District (excluding one initial founding member currently residing in Maryland).
d. 20 memberships shall be reserved for the residents of the households immediately proximate to the Property that reside on the 2300 block of Porter Street NW, the 3500 block of Williamsburg Lane NW, and the 2700 block of Quebec Street NW.

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Such memberships shall be exempt from the requirement to pay initiation fees and dues ("Exempt Members") but shall otherwise be required to apply and be subject to all other rules and regulations of the Club.

4. Board of Directors. Following the issuance of a certificate of occupancy for the Project, the Club shall revise its bylaws and appoint at least one Exempt Member to serve on its Board of Directors, subject to the following conditions:

a. The membership must include at least one Exempt Member; and
b. At least one eligible Exempt Member must be willing, qualified to serve, and appointed subject to the bylaws of the Club.
**c. The Club shall maintain bylaws that ensure the Exempt Member Director may not be disqualified or removed solely for residing near the Club, and may advocate for neighboring residents' concerns, but is subject to the same fiduciary duties, confidentiality obligations, and conflict-of-interest policy as other Directors.**

5. Club Rules. The Club shall establish rules for Members consistent with the conditions of approval in this Order ("Rules"). The Club shall commit sufficient resources to educate Club Members on the Rules and successfully mitigate the impacts of noise, parking, trash, and other Member activity in accordance with this Order. Repeated violation of the Rules will be grounds for expulsion from the Club.

a. The Rules shall emphasize the importance of being respectful and considerate to all neighbors, especially residents of Williamsburg Ln & the Gravel Access Roadway.
b. The Rules shall emphasize the importance of being good stewards to Rock Creek Park, ensuring visitors can enjoy the park in peace, and adopting a "no trace left behind policy."
c. The Rules shall emphasize the obligation for adult supervision when children under the age of 16 years are present and for Members to ensure that their children comply with the Rules.
d. The Rules shall emphasize the obligation of Members to ensure that their guests comply with the Rules.
**e. The Rules shall prohibit underage alcohol consumption. Repeated violations of this rule shall be subject to serious sanctions up to and including expulsion from the Club.**
**f. The Rules shall prohibit smoking, including the smoking of cannabis or marijuana. Repeated violations of the rules shall be subject to serious sanctions up to and including expulsion from the Club.**
**g. The Club shall maintain records of all Members' license plates to confirm compliance with the Rules.**

6. Regular Club Operations

a. Use of the Club shall be limited to recreational, educational, and social gathering activities for Members consistent with the ordinary use of a community and recreation center, pool, and tennis courts.
b. Use of the Club shall be restricted to Members and their guests.
c. General retail sales to the public are prohibited.
**d. The Club shall hire, and at all times during operation shall employ on a full-time basis, a manager ("Manager") having no fewer than three years of relevant experience in recreational facility or hospitality management. Responsibility for the Club's compliance with the conditions of this Order shall be part of the Manager's duties. In the event of a vacancy, the Club shall endeavor to fill the position with a qualified replacement within 90 days and shall notify the Exempt Members of the interim point of contact.**
**e. The Club shall limit the number of on-site employees working at any given time to no more than 9 employees (exclusive of lifequards). (For the avoidance of doubt, this condition shall not apply to the overlap of employees as they arrive or depart for a shift change, and it shall not apply to employee-only meetings that are scheduled on days when the Club is otherwise closed.)**
**f. The Club shall not utilize temporary restrooms or portable toilets for Club operations, including Events.**

7. Food & Beverage Service

a. Food & beverage service shall be strictly accessory to club use and limited to members and their guests, with no food and beverage service to the general public.
b. The Club shall not operate any full-service restaurant or install or operate a commercial kitchen (i.e. no Type I hood or open-flame cooking equipment).
c. Food served at the Club shall be pre-prepared or prepared offsite and may be finished or reheated onsite in a warming kitchen.
d. Catering shall be permitted only for permitted Events.
e. Mobile food vendors shall be permitted only for permitted Special Events.
f. All food waste shall be stored in sealed, rodent- and raccoon-proof containers within the trash enclosure.
g. Members, guests, and employees are prohibited from ordering individual food deliveries to the Property (i.e. no Doordash or UberEats).

8. Events

a. For purposes of this Order, "Event" means any activity that involves catering or outside vendor services**, or an activity where the Club or a Member otherwise reserves a dedicated indoor space for a social gathering**.
**b.** Other than Family Dinners and Special Events, Events shall be limited to social events with no more than 49 attendees, including no more than 20 non-member guests ("Social Events"). **For such Social Events, the Club shall give the Member information to share with guests including a reminder that parking is limited to those with special accommodations (to be documented by ADA**

**tags or pre-authorization). Attendees shall be encouraged to take transit, walk, bike, or if they must come by car, to carpool. Information on nearby Metrobus routes and Metrorail stations shall be provided.**

c. The Club shall be permitted to hold up to two buffet-style dinners for Members ("Family Dinners") per week. Such Family Dinners shall take place only on a Friday, Saturday, or Sunday (as well as on a federal holiday or the evening before a federal holiday) with a maximum of 100 attendees.

d. The Club shall be permitted to hold up to six gathering events for Members ("Special Events") **per year**.

   i. Such Special Events shall only take place only on a Friday, Saturday, a federal holiday, or the day before a federal holiday, **with a maximum of 299 attendees**.

   **ii. The Club shall not hold more than one special event per month.**

   **iii. Special Events shall be limited to 5 hours per such event.**

   iv. Licensed mobile food vendors shall be permitted to operate onsite only during Special Events. Such vendors shall park entirely within the property, operate without generators, and be limited to 28 feet in length.

   **v. The Club shall implement the "Gravel Access Road Transportation Management for Special Events" described in Condition 18 below.**

   vi. Notice of such Special Events shall be provided to the immediate neighbors proximate to the Property (i.e. the households that are eligible to become Exempt Members) at least 45 days in advance. The notice shall give the date, event hours, and the contact information for the Club employee who is responsible for managing the event.

**e.** The Club shall not hold more than one Event at the same time**, and consecutive Events must be scheduled such that a minimum of one hour separates the end of one Event and the beginning of the next Event.**

**f. Vendor and delivery trips shall be scheduled outside guest arrival and departure periods.**

   **i. Caterers, rental companies, and other vendors shall arrive at least one hour prior to the start of the Event.**

   **ii. All vendor vehicles must park on-site and shall not block the Gravel Access Roadway.**

   **iii. The employee who is responsible for managing the Event shall provide each vendor with instructions regarding access to the Property, where to park, and when they must arrive.**

g. Events must conclude 30 minutes prior to closing.

**9. <u>Activities</u>**

**a. For purposes of this Order, "Activities" means any organized class, clinic, camp, or other similar activity arranged by the Club.**

**b. Activities shall be limited to no more than 25 attendees, including no more than 5 non-member guests.**

**c. The Club shall not hold more than three Activities at the same time.**

10. Guests
    a. All guests must be accompanied by a hosting member at all times while utilizing club facilities, including when attending Events or Activities.
    b. All Guests shall be held to the same standard as Members, with repeated violation of Club Rules by Guests resulting in Members subject to serious sanctions up to and including expulsion from the Club.
    c. Members are limited to a maximum of four guests per day, including Family Dinners and Special Events. (For the avoidance of doubt, Social Events are permitted to have up to 20 guests as set forth in Condition 8(b).)
    d. Guests are subject to the same parking and transportation rules as members.

11. Hours of Operation

    a. Except for designated holidays when it will remain closed, the Club may be open for operation as follows:
        i. Monday: 7:00 AM to 9:00 PM
        ii. Tuesday: CLOSED (to members)
        iii. Wednesday: 7:00 AM to 9:00 PM
        iv. Thursday: 7:00 AM to 9:00 PM
        v. Friday: 7:00 AM to 10:00 PM
        vi. Saturday: 8:00 AM to 10:00 PM
        vii. Sunday: 8:00 AM to 9:00 PM
    b. Hours for Racquet Sports are set forth in Condition 23 (Racquet Sports).
    **c. All Members and guests shall vacate the Property by the closing time set forth in Condition 11(a). Except for security personnel and in the event of an emergency, employees, contractors, and vendors shall not arrive more than one hour prior to the opening time set forth in Condition 11(a) and shall vacate the Property not later one hour after the closing set forth in Condition 11(a).**
    d. The Club will be closed one weekday per week. The Club shall retain discretion to modify the weekday on which it is closed.

12. Holidays. The Club will be closed for the following Holidays:

    a. New Years Day
    b. Yom Kippur
    c. Rosh Hashanah
    d. Thanksgiving Day
    e. Christmas Eve
    f. Christmas Day

13. Main Entrance

    a. Prior to the issuance of a certificate of occupancy for the Project, the Club shall construct a pedestrian entrance on Porter Street as shown on the Plans to serve as

the primary entrance and exit for the Club for all Members (other than Exempt Members and Members with accessibility needs) ("Main Entrance").

b. The Club shall direct and encourage all Members to use the Main Entrance for ingress and egress.

**c. Prior to the issuance of a certificate of occupancy for the Project, the Club shall install a micromobility corral for six or more bikes/scooters (6 inverted u-racks) near the Main Entrance, behind the existing or improved sidewalk either in public space or on the Property.**

**d. Prior to the issuance of a certificate of occupancy for the Project, the Club shall coordinate with DDOT and, to the extent required, the National Park Service, to design, secure approval, and implement improvements to pedestrian access along the portion of Porter Street east of the existing sidewalk that connect the Main Entrance to the striped crosswalk across Porter Street (e.g. tactical improvements such as a striped crosswalk along Porter Street that connects the sidewalk terminus in front of the Property to the sidewalk further east of the Property).**

14. On-Site Parking

a. A maximum of 14 parking spaces shall be provided on the Property.
b. The Club shall restrict the use of the parking spaces to Members with accessibility needs, employees, vendors, emergency vehicles and owners of the Property.
c. All other Members shall be prohibited from parking on the Property, and repeated violation of this rule shall be subject to serious sanctions up to and including expulsion from the Club.

15. Street Parking

a. The Club shall strongly discourage members from parking on Williamsburg Lane.
b. The Club shall also support, including by letter to DDOT, any petition by Williamsburg Lane residents to establish Residential Permit Parking on Williamsburg Lane.

16. **Transportation Demand Management Plan**

**a. The Club shall identify a Transportation Coordinator and connect them with goDCgo using info@godcgo.com.**

**i. The Transportation Coordinator shall act as ongoing point of contact with DDOT/goDCgo.**

**ii. The Transportation Coordinator will schedule and receive TDM training from goDCgo to learn about the transportation conditions for this project and options for implementing TDM strategies.**

**b. The Club shall conduct an annual transportation survey of members every year for five years (five surveys) and report survey results to DDOT's Planning and Sustainability Division. Survey questions must include transportation modes and usage frequency (templates and survey guidance can be found on goDCgo.com), and shall also include Zoning Order #, address, Transportation**

**Coordinator name, number surveyed, date(s) of survey distribution, and response rate.**

**c. The Club shall hold a transportation event for members and employees every other year for the life of the project. Examples include walking tour of local transportation options, goDCgo lobby event, transportation fair, WABA Everyday Bicycling seminar, bicycle safety/information class, bicycle repair event, Travel Trainings etc.**

**d. The Club shall provide Members with information regarding transportation alternatives to driving through its website, member communications, or other appropriate digital means. At a minimum, this information will identify nearby Metrorail stations, Metrobus stops, Capital Bikeshare locations, and other relevant transportation options, as applicable.**

**e. The Club shall notify Members in advance of known scheduled events that are anticipated to reduce the availability of on-street parking along Porter Street NW (such as holiday services at Adas Israel Congregation). Members will be encouraged and reminded to utilize alternative modes of transportation, including available transit services, bicycling, and walking, to minimize parking demand and reduce the potential impact on on-street parking along Porter Street NW.**

**f. The Club shall notify Members during the application process and send periodic reminders throughout the year that a gate is installed at the entrance to the Property and that on-site parking is limited to authorized members and users. The circular turnaround located within the Property, in advance of the gate, allows vehicles to safely turn around without entering the gated area and also accommodates pick-up and drop-off activity.**

**g. The Club shall provide employees (part-time and full-time) with the option of a a $120 tax-free monthly transit stipend.**

**h. Prior to the issuance of a certificate of occupancy for the Project, the Club shall install a minimum of 40 short-term bicycle parking spaces, five showers, and 100 lockers to support and encourage bicycling and other active travel modes. A minimum of five spaces will include chargers for electric bicycles. A minimum of 40 short-term bicycle spaces shall be covered, subject to approval by the U.S. Commission of Fine Arts and District historic preservation officials.**

**i. Prior to the issuance of a certificate of occupancy for the Project, the Club shall install a minimum of one EV charging station at the Property.**

17. Gravel Access Roadway Plan

**a. The Club shall discourage Members from using the Gravel Access Roadway for ingress and egress, and likewise direct and encourage Members to use the new Main Entrance for ingress and egress.**

b. Subject to any necessary consent by other property owners, the Club shall be responsible for all costs of maintaining the Gravel Access Roadway.

**c. Parking on the Gravel Access Roadway shall be prohibited. Repeated violations of the rules shall be subject to serious sanctions up to and including expulsion from the Club.**

**d. The Club shall periodically notify its Members and employees that driveways located along the Gravel Access Roadway are private property and that Club traffic on such driveways is prohibited. Repeated violations of the rules shall be subject to serious sanctions up to and including expulsion from the Club.**

e. Prior to the issuance of a certificate of occupancy for the Project, the Club shall demonstrate that it has constructed the vehicular gate as shown on the Plans ("Gate"), with access limited to members with accessibility needs, employees, service providers and owners of the property

f. Prior to the issuance of a certificate of occupancy for the Project, the Club shall demonstrate that it has constructed the vehicular turnaround at the end of the Gravel Access Roadway as shown on the Plans ("Turnaround").

**g. Prior to the issuance of a certificate of occupancy for the Project, the Club shall demonstrate that it has installed an ADA ramp on the west side of the Gravel Access Roadway within public space, with the final design of such improvements subject to the approval of District public space officials.**

**18. <u>Gravel Access Road Transportation Management Plan for Special Events</u>**

**a. The Club shall provide a minimum of two traffic control personnel (TCP) for each Special Event beginning at least 30 minutes before the first arrival window for the event until at least 30 minutes after the event has ended.**

**b. TCPs shall be stationed near the entrance to the Gravel Access Roadway to prevent unauthorized vehicles from traveling up the Gravel Access Roadway.**

**c. TCPs shall wear high-visibility vests and stay in radio or phone contact with the Club employee responsible for managing the Special Event.**

**d. TCPs shall turn away unauthorized vehicles. Only the following vehicles shall be permitted to use the Gravel Access Roadway before, during, and after a Special Event:**

**i. Residents who live along the Gravel Access Roadway and their guests;**

**ii. Emergency vehicles;**

**iii. Vehicles displaying an ADA tag or vehicles requiring special accommodation who received pre-authorization from the Club; and**

**iv. Authorized vendors and service vehicles**

**e. Vehicles dropping off or picking up passengers for an RCC Special Event shall be directed to do so on Porter Street. Vehicles wishing to park shall be directed to find a nearby space on Porter Street.**

**f. Emergency vehicles and residents and their guests will always have priority and will not be redirected or turned away.**

**g. Attendees for Special Events shall be required to pre-register. If necessary, attendees may be assigned an arrival window when registering.**

h. **At least seven days prior to the Special Event, the Club shall communicate with the attendees, reminding them that parking is limited to those with ADA tags or pre-authorization. Attendees shall be encouraged to take transit, walk, bike, or if they must come by car, to carpool. Information on nearby Metrobus routes and Metrorail stations shall be provided. Those who must drive shall be encouraged to park on Porter Street. Those who are dropped off or picked up shall be requested to do so on Porter Street.**

**19. <u>Gravel Access Roadway Monitoring Study</u>**

a. **The Club shall perform a regular monitoring study as set forth in this Condition 19 ("Monitoring Study") The Monitoring Study shall measure the number of vehicle trips that the Club generates on the Gravel Access Roadway. Counts shall be compared to an established trip threshold. The Monitoring Study will be submitted to DDOT, ANC 3C, and adjacent neighbors identified below.**

b. **The Club shall undertake counts during three seasonal periods each year in order to reflect school year and summer conditions as reflected in the table below. Counts shall not be conducted on federal holidays or holiday weekends.**

| Count Period | Dates | Count Days |
|---|---|---|
| **Summer (DC Public Schools not in Session)** | Mid-June through mid-August | One Friday or One Saturday |
| **Fall** | Labor Day through October 31 | One Friday or One Saturday |
| **Spring** | Mid-March through April 30 | One Friday or One Saturday |

c. **Each year's counts shall include the Club's regular Events to ensure that the results measure the impact of such Events.**
   i. **At least one of the three count periods each year shall include a Family Dinner.**
   ii. **At least one of the three count periods each year shall include a Social Event or an Activity.**
   iii. **For each count day, the Club shall record every Event and Activity held, its start and end times, and its attendances.**
   iv. **The number of vehicle trips generated associated with the Club use of the Gravel Access Roadway on a Friday or Saturday shall be determined.**

d. **The methodology for the counts shall be as follows:**
   i. **Cameras shall record every vehicle entering and exiting RCC via the gravel road.**
   ii. **Counts will be conducted from RCC's opening to closing on each count day, in 15-minute intervals, by direction (entering and exiting).**
   iii. **Each vehicle entering and exiting the property via the gravel road will be classified as a pickup/dropoff trip, a personal vehicle parking, or a vendor/delivery/service vehicle.**

**iv. The weather conditions shall be recorded for each count day.**

**e. The daily trip threshold for the Club shall be 68 vehicle trips per day (inbound plus outbound) on the gravel road. The number of Club vehicle trips on the Gravel Access Roadway shall be evaluated against this threshold. Each count day shall be evaluated on its own. A count meets the threshold when Club trips on that day are at or below the threshold.**

**f. A monitoring summary will be prepared after each count period. The report will be submitted to DDOT, ANC 3C, and 2323, 2327, 2329, and 2331 Porter Street. The report will be submitted within 60 days after the count. Each report will include:**

**i. Count date and hours with raw counts included as an appendix;**
**ii. Daily RCC vehicle trips by direction;**
**iii. A comparison of daily RCC trips with the trip threshold;**
**iv. The Events and Activities held on the count day, with times and attendance;**
**v. Documentation of weather and any unusual conditions;**
**vi. A summary of TDM Plan and Event Management Plan measures in place and any change since the prior monitoring report; and**
**vii. A list of complaints received since the prior monitoring report, including the date of the complaint and how it was resolved.**

**After the third count period of each year, RCC will compile all three summaries into an annual report covering all three count periods.**

**g. Monitoring will start with the first full count period after RCC opens for operation and will continue for a minimum of five years.**

**i. After two consecutive years in which every count meets the threshold, monitoring may be conducted once per year during the busiest season based on prior counts.**
**ii. After two additional consecutive years in which the count meets the threshold, monitoring may cease.**
**iii. If the trip threshold is exceeded after monitoring has been reduced to once per year, the full schedule of three counts per year will resume**

**h. If RCC trips on any count day are above the trip threshold, RCC will take corrective action.**

**i. The monitoring summary will include potential causes for exceeding the trip cap along with a corrective action plan.**
**ii. Examples of corrective actions may include: lower attendance limits for Family Dinners, other Events, or Activities; increasing incentives for Members and employees to walk, bike, or use transit; adjusting vendor and delivery activity; or requiring reservations for Activities.**

20. Meadow Area Abutting 2323 Porter St

a. Except for new landscaping and a 42” open privacy fence, the Club shall leave the open meadow area adjacent to 2323 Porter Street and shown on the Plans as undeveloped open space. The Club shall not construct, install, or place in the

Meadow any new buildings, structures, temporary tents, racquet courts, children's play equipment, patios, walkways, or lighting without the consent of the owners of 2323 Porter Street NW.

21. Lighting

a. Except for safety & security lighting, the Club (including all outdoor recreational facilities) shall not be illuminated at night and the Club shall not install any exterior landscape uplighting. (For the avoidance of doubt, this restriction shall not apply to temporary lighting used during Special Events.)
b. Safety and security lighting shall be "reasonable" in intensity and shall not be directed at neighboring properties. Such lighting shall consist of small, low-intensity, fully-shielded, downward-directed fixtures and shall be designed and positioned so that no light spills onto adjacent properties or Rock Creek Park.

22. Noise

a. Except during Special Events, amplified music shall be permitted indoors only and the Club shall not utilize amplified noise outdoors - specifically no outdoor speakers, amplifiers, or other similar equipment.
b. During Special Events, any temporary outdoor audio equipment shall be positioned inward toward the property core, operated only between the hours of 12:00 PM and 9:00 PM. The Manager or Liaison shall be on-site for all Special Events to ensure that the Club strictly complies with District noise control standards at all property boundaries.
**c. Mechanical equipment, including pool pumps and HVAC units, shall be located, enclosed, or screened so as to minimize noise to abutting residences.**
d. All noise shall be subject to all requirements and limitations of the District of Columbia noise regulations (20 DCMR).

23. Racquet Sports

a. The play of pickleball shall be prohibited.
b. Racquet sports will be allowed 8 AM - Sunset, with no lighting allowed
c. Prior to the issuance of a certificate of occupancy for the Project, the Club shall install an acoustic barrier along the tennis court fence to mitigate sound to neighboring properties.
d. The padel courts shall be designed and operated to comply with applicable District noise regulations (20 DCMR), utilizing enclosure treatments, sound barriers or engineered damping systems as necessary to achieve compliance. **Prior to allowing use of the padel courts, the Club shall conduct acoustic testing of padel play at the nearest residential property lines for both 2323 Porter Street and 2331 Porter Street and, if the results do not comply with the noise regulations, the Club shall install additional mitigation to bring the padel**

**courts into compliance. The Applicant shall demonstrate compliance with this condition to the Zoning Administrator prior to the issuance of a certificate of occupancy for the Project that authorizes the use of the padel courts.**

24. Landscaping Screening

a. The Club shall maintain the evergreen and landscape screening shown on the plans in healthy condition and shall replace any dead or diseased plantings within one growing season so as to provide a continuous visual and noise screening to abutting properties.
**b. All new trees installed in the screening buffer shall be mature trees of at least 5 feet in height at the time of planting.**

25. Trash

a. The Club shall provide for private trash collection service, with collection undertaken from the property Main Entrance unless otherwise prohibited by law or regulation. Private trash collection vehicles shall be prohibited on the Gravel Access Roadway.
b. Private trash collection shall take place on weekdays between 10 AM and 4 PM.
c. The Club shall store all trash in rodent- and raccoon-proof storage bins. Storage bins shall be moved from the trash enclosure area to the Main Entrance on the morning of pick-up (after 8 AM) and be retrieved the same day (before 6 PM). To reduce noise associated with trash collection, the Club may utilize a golf cart or similar electric motorized vehicle to transport the storage bins from the trash enclosure area to the Main Entrance.
d. Storage bins shall be staged for pick-up on Club property and not public property
e. The use of dumpsters shall be prohibited.
f. All trash shall be stored overnight a minimum of 100 ft from neighboring residences.
g. The Club shall otherwise keep the areas adjacent to the Property, including the Gravel Access Roadway and Rock Creek Park, free from litter generated by Club activities.

26. Deliveries

a. Regular delivery activity shall take place between 8 AM and 8 PM.
b. Regular delivery vehicles shall be no more than 28 feet in length.
c. Regular delivery vehicles shall be directed to turn around within the Property so that they enter front-in and depart front-out.
d. Regular weekly deliveries shall be scheduled primarily during Tuesday when the Club is closed to Members.

27. Club Liaison

**a. A Club employee shall be on-site at all times while the Club is open.**

b. The Club shall designate a neighborhood liaison (“Liaison”), who shall be the primary point of contact for any issues faced by the immediate neighbors proximate to the Property (i.e. the households that are the Exempt Members). To the extent the Liaison is not the Manager, the Club shall also provide the households that are the Exempt Members with the name and contact information for the Manager.
c. The Liaison shall be responsible for promptly responding to any concerns that are reported, and the Liaison shall endeavor to address all concerns in a reasonable timeframe.
d. The Liaison shall attend a meeting of ANC 3C to report on Club operations on an quarterly basis for the first two years of operation and then annually for the next three years.