

Reservation Agreement for the use of the Creek's Edge Clubhouse

The undersigned requests permission to use the Creek's Edge Clubhouse. The undersigned is an owner of real property in the Creek's Edge community. The undersigned wishes to use the Clubhouse.

Purpose of Event _____

Number of Guests (not to exceed 60) _____

Date of Use: _____ Time In: _____ Time Out: _____

The undersigned agrees to pay a deposit of \$200 payable by check to Creek's Edge HOA, which the homeowner is to provide with this signed agreement. The deposit will be refunded after the event providing the terms of this agreement have been met. Failure to return the space to the original condition, or any damages to the Clubhouse property (including the fountain) will result in the forfeiture of a portion or the entire deposit and possible additional charges.

Additionally, the undersigned agrees to pay a \$95 non-refundable cleaning fee (also payable by check to Creek's Edge HOA) which covers a professional cleaning of the clubhouse, to be scheduled by the HOA.

The undersigned agrees to abide by the Creek's Edge Homeowners Association (the "Association") rules and policies for the Clubhouse. It is understood that a Member of the social committee of the Association, or a person designated by the committee, will inspect the Clubhouse including furnishings and equipment and the area surrounding the Clubhouse, before and after use by the undersigned. The undersigned agrees to pay for any repairs or replacement, caused by the use by the undersigned or his or her guests.

The undersigned hereby releases and shall hold harmless and indemnify the Association, Creek's Edge property owners and their agents, for all claims, attorney's fees, and other costs or liabilities incurred by or asserted against any of the foregoing as a result of use of the Creek's Edge Clubhouse by the undersigned owner or owner's guests. The Association shall be entitled recover from the homeowner any expenses and costs incurred for violation of the terms of this agreement in accordance with the terms of Article 12 of the Declaration of Creek's Edge at Stony Point Town Homes and any subsequent amendment thereof.

The undersigned understands that under Virginia law, a host of any social event or business function where alcoholic beverages are served may be personally liable for any damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in allowing any intoxicated guest or attendee to be served alcohol. Such liability may include harm to the intoxicated individual himself and also harm to strangers involved in automobile accidents or otherwise caused by that intoxicated individual. The undersigned

further agrees that no alcoholic beverage of any sort will be served to any minor or intoxicated person. The undersigned agrees to be fully responsible for all accidents or claims that may arise as a result of any accident, injury, or damage to person or property arising out of the use of the Clubhouse by the undersigned.

The undersigned agrees to abide by and follow the Creek's Edge Homeowners Clubhouse Guidelines as set forth in the attached document.

Creek's Edge HOA Representative:

Creek's Edge Responsible Homeowner:

Date: _____

Revised: June 22, 2022

CREEK'S EDGE AT STONY POINT TOWNHOMES HOMEOWNERS ASSOCIATION

CLUBHOUSE GUIDELINES

The following are guidelines to address the use of the clubhouse by residents and their guests. Please review these guidelines to be sure that you understand them. Thank you for following these guidelines. Please contact Anne Nelson Morck (804-241-9143) with any questions.

FAILURE TO FOLLOW THESE RULES MAY RESULT IN FORFEITURE OF USE BY THE RESPONSIBLE HOMEOWNER

- **SMOKING is not permitted inside or outside of the clubhouse, including the pool, fountain and parking lot areas.**
- NO PETS are allowed.
- Maximum capacity in the clubhouse is **60**.
- All clubhouse functions must be concluded by **10:00 pm**.
- The homeowner reserving the clubhouse must host the activity and always be present and personally responsible. The homeowner must also remain on the premises following the conclusion of the event until all attendees have departed.
- The homeowner reserving the clubhouse is responsible for the behavior of guests who use the fountain area. The fountain is not a pool and should not be entered for any reason – no wading and no dangling of legs. The chairs around the fountain area should not be moved.
- The clubhouse shall not be used for profit making activities.
- Residents under the age of 18 are not permitted to use the clubhouse unless accompanied by a homeowner over the age of 21.
- Noise, radios, amplified music, etc. must be kept at a moderate level so as not to disturb residents adjacent to the clubhouse. Instructions for using TVs and music are located in the credenzas under the televisions.
- WIFI is available at Creeks Edge:
Network: NetGear65 & password: [helpfulship521](#)
- Reserving the clubhouse does not include use of the pool.

- Please don't attach anything to the walls using any kind of tape, command strips, thumb tacks, nails or anything that could potentially damage the walls.
- Use of open flames or lit candles in or around the clubhouse is prohibited. Only battery- operated candles or lanterns are allowed.
- **No furniture is to be moved in the clubhouse except for chairs around the tables, or against the walls.** No other furniture shall be moved. Chairs should be moved back to their original location before leaving the clubhouse.
- Both the front and back doors of the clubhouse now are equipped with pull out screens. Please ask Anne Nelson Morck for instructions on how to use. Please do not open any stationary doors.

Before leaving the clubhouse, the homeowner is responsible for returning the clubhouse to its original state. Upon closing, please take the following actions:

- All doors and windows must be locked.
- Make sure inside restroom doors are locked so no can enter the clubhouse from the pool area.
- All lights, television, sound system, and fireplace are to be turned off. The tray-domed ceiling lights are on a timer so need not be touched.
- In winter, heat setting must be turned down to 68 degrees.
- In summer, air conditioning is to be turned up to 76 degrees.

Please remove all trash from the premises: includes emptying wastebaskets in the restrooms and kitchen.

A \$25.00 fee will be charged for all keys not returned or lost

I have read and agree to abide by the clubhouse guidelines

Signature _____ Date _____

Revised June 22, 2022