

## Rental Conditions of Summertree Clubhouse

The facilities can be rented only by a member of the Homeowners Association. The member must be up to date with all dues owed to the Association at the time the reservation is made and at the time of the event for which the facility is rented. The usage fee must be paid before the Application for Reservation can be approved and accepted by the Association management agent. The usage fee will be refunded if the reservation is canceled more than 10 days prior to the date for which the facility is reserved. If the reservation is canceled 10 days or less, prior to such date, the usage fee will be retained by the Association as liquidation damages for the cancellation. Usage fees are as follows:

**Monday — Thursday (vacated by 5:00PM)..... \$60.00**

**Friday — Sunday (8:00AM — 12:00 midnight)..... \$200.00**

- 1) **A \$200.00 clean-up deposit for private member parties and \$250.00 clean-up deposit for organization functions is required of members renting the Clubhouse.** The clean-up deposit must be paid to the Association management agent no later than 5 days prior to the date for which the facility is reserved. The member's failure to pay the deposit when due will be deemed to be voluntary cancellation of the reservation; the member will forfeit the usage fee provided above.
- 2) **The member is fully responsible for all clean-up costs and damages to the rented facility, its contents or to the Summertree Clubhouse premises.** The clean-up deposit will be refunded if the facility and its contents are not damaged and are cleaned in accordance with management. **Damages to the facility or its contents, or failure to clean the facility to the satisfaction of management will result in the forfeiture of the clean-up deposit.** The member is liable for the amount by which such costs or damages exceed the amount of the deposit. Further, the member is fully responsible for the cost of replacing contents or furnishings which may be removed from the facility during the rental period.
- 3) **All events will terminate at 12:00 midnight.** The facility must be cleaned, vacated, and locked no later than 12:00 midnight.
- 4) The usage fee and the clean-up deposit must be paid by the member who rents the facility, whether the event is a private member party of an organization function.
- 5) The member who rents the facility **must attend the event** for which the Clubhouse is rented & **must be present the entire event.**

- 6) The member must plan with management to gain access to the Clubhouse. The code/key can be obtained no earlier than the last business day before the event & must be returned no later than the first business day following the event. **The member is responsible for handling the code/keys which may not be distributed to anyone (or duplicated if physical keys are used).**
- 7) No activity for event for which the facility is rented may be advertised or publicized to solicit the attendance of the general public. No admission may be charged at the door, unless given advanced authorization from management.
- 8) Rental of the Clubhouse does **NOT** include the tennis courts, pool, or the pool area. These areas are off limits to event attendees.
- 9) If more than 50 people are expected to attend the event for which the facility is rented the member must employ a security guard or off duty police officer to provide traffic, parking and crowd control. **The maximum capacity for the Clubhouse is 100 people.**
- 10) Noise must be kept within the confines of the facility. No speakers or other electronic sound equipment may be used during the rental of the facility. Fireworks are prohibited. Complaints by residents in the vicinity of the facility may result in termination of the event by management. Any occurrence or activity which results in such termination shall be deemed to be a breach of the conditions by the member.
- 11) No beer kegs are allowed inside the facility. Kegs may be used on the porch or concrete surfaces outside the facility (not including the pool area).
- 12) No bird seed, rice, or glitter may be thrown inside the facility, on the tennis courts or in the pool area.
- 13) No tape is to be placed on the ceiling or walls of the facility and no pictures or decorations may be hung inside unless the member has advance authorization from management.
- 14) The member is responsible for cleaning the rented facility. If the facility is not cleaned correctly their deposit will be forfeit. The member must reimburse management all clean-up costs in excess of the forfeited deposit amount. Cleaning requirements include:
  - a) All floors must be swept and vacuumed.
  - b) All countertops and tables must be wiped clean.
  - c) The kitchen must be properly cleaned: mop floor, turn off and clean stove, clean out food from refrigerator and clean refrigerator, remove all food from countertops and tables.
  - d) Restrooms must be properly cleaned.

- e) Return furniture to original position. Ask for floor plan if needed.
- f) All greenery, flowers, and other décor must be removed.
- g) All trash must be bagged, tied and placed in the garbage bins beside the Clubhouse.
- h) Turn off lights.
- i) Thermostat must be turned to OFF or set to temperature given by management.
- j) All doors and windows must be locked. Click the lock button on the keypad to lock the door.

15) **The member is responsible for all event attendees.** Any violation of the set conditions may result in loss of clean-up deposit or future use of the Clubhouse.

16) The Association reserves the right to refuse to lease the Clubhouse for any purpose it deems to be detrimental to, or not in the best interest of, its members. It further reserves the right to refuse to rent the facilities on any dates and any time it deems inappropriate, inconvenient, or otherwise unsuitable for rental.