



AMENITIES PATIO RENTAL

This agreement is between the Spring Lakes Home Owners Association (SLHOA) and the undersigned Spring Lakes amenities member (Member).

For the time of the scheduled use, the Member has the exclusive use of the patio and the non-exclusive uses of the swimming pool, pool area, parking lot, playground and fitness room.

Reservations for use of the SLHOA patio are taken on a first-come, first-served basis no more than one year (365 days) in advance of the rental date.

All reservations are subject to the approval of the SLHOA board of directors. Members whose accounts are in arrears are ineligible to reserve and rent the patio. The SLHOA reserves the right to decline reservation requests or to cancel existing reservations when it is deemed to be in the interest of the association or a system failure prevents use of the facility. Full refunds will be made in the event a booking is canceled by the association.

Tenants who reside in Member properties of SLHOA may reserve the patio for event use. Tenant bookings require submission of a signed Tenant Rental Authorization Form in which the homeowner accepts liability for any damages that result from a tenant-hosted event. The authorization form must be submitted directly from the homeowner to Sentry Management.

The cost of patio rental is \$75 plus a refundable security deposit of \$150. A check or money order payable to Spring Lakes HOA in the amount of \$225 and a signed rental agreement is required before a reservation is guaranteed. Payment and the signed agreement can be mailed to or dropped off at Sentry Management, 119 Canal Street Suite 102, Pooler, GA 31233.

Initial _____

RENTAL RULES

1. Member assumes full responsibility for conduct of resident(s) and all guests.
2. Member agrees to be present for duration of event.
3. No more than 30 attendees permitted per event.
4. Parking permitted in designated areas only.
5. Smoking is not permitted in patio area.
6. Firearms are not permitted at events on association property.
7. Any illegal conduct during events will be reported and prosecuted.
8. Public address audio/music is prohibited on association property.
9. Events must be concluded no later than 10 p.m.
10. Reservation schedule must include time for event set-up and clean-up.
11. All materials/decorations from event must be removed, all tables and chairs cleaned and a fresh, empty trash can liner placed in can.
12. Adult supervision required for guests under the age of 21.
13. Events attended by personal invitation only. No public invitations permitted.
14. General association rules apply to events in addition to the restrictions in this document.
15. Rule violations can result in a \$100 charge posted to homeowner account of renter.
16. Event host must report damages incurred during event to community association manager. Incidents resulting in damage will result in a \$100 charge to account or a charge for the cost of repairing damage, whichever is greater.
17. Signature of rental agreement serves as acknowledgement of event rules and a willingness to comply with them.
18. Misuse of facility or non-compliance with rules can result in automatic denial of future rental requests.

Initial _____

AMENITIES PATIO RENTAL AGREEMENT

RENTAL DATE: _____

RENTAL TIME: From _____ to _____

TYPE OF EVENT: _____

NUMBER OF GUESTS: _____

I certify that this use is not for any commercial, personal gain or for-profit purpose (including fund-raising). I further certify that no participant will be charged any fee to attend or participate. I understand that charging fees of any type or soliciting donations will result in a \$1,000 fine applied to my association account.

I further certify I am a Member of the Spring Lakes Home Owners Association in good standing (or the tenant of such a member) and am at least 21 years of age. I assume full responsibility for my conduct and that of my guests. This includes all claims of theft, disturbance or damages to property or injuries caused by attendees of the event.

I agree to indemnify and hold harmless the SLHOA for all such claims regardless of where any incident occurs.

I have read, understand and agree to the terms and restrictions as explained in this document.

MEMBER/TENANT SIGNATURE _____

PRINTED NAME _____

DATE _____

ADDRESS _____ PHONE _____

EMAIL ADDRESS _____

RECEIVED BY _____

TENANT RENTAL AUTHORIZATION FORM

RENTAL DATE: _____

TENANT NAME(S): _____

I certify I am a Member of the Spring Lakes Home Owners Association in good standing. I assume full responsibility for the conduct of my tenant and that of my tenant's guests. This includes all claims of theft, disturbance or damages to property or injuries caused by attendees of the event.

I agree to indemnify and hold harmless the SLHOA for all such claims regardless of where any incident occurs.

I have read, understand and agree to the terms and restrictions as explained in this document.

MEMBER SIGNATURE _____

PRINTED NAME _____

DATE _____

ADDRESS _____ PHONE _____

EMAIL ADDRESS _____

RECEIVED BY _____