

Moss Grove Homeowners Association Clubhouse Rental Agreement

This agreement is made by and between (Renter) _____ and the Moss Grove HOA on (date) _____, 2010. The above mentioned renter is a resident of Moss Grove. The above mentioned renter requests the rental of the Moss Grove clubhouse on (date) _____, 2009 from (time) _____ AM/PM until _____ AM/PM for a party/non party involving approximately (number) _____ people (not to exceed 50).

Two checks made out to Moss Grove HOA totaling \$250 have been attached to this agreement. One check in the amount of \$150 is for the rental fee (non-refundable). The other check in the amount of \$100 is a damage and violation deposit.

1. Rental of the clubhouse does not include the pool or the pool area. The pool is for the use of the Moss Grove Owners and only three of their guests.

Pool parties are not allowed.

2. The clubhouse may be rented between the 9 AM and 10 PM. All events must end by 10 PM.

3. A walk through will be conducted with the renter and the HOA clubhouse representative prior to and after the function to verify the condition of the clubhouse and to assess any damages or cleaning requirements. Repair of damages beyond the renter's damage deposit will be charged to the renter and must be paid with seven day of invoice. If no damages occur, the renter's deposit will be returned.

4. There is no smoking in the clubhouse. Violation risks full loss of damage deposit.

5. No tape, nails or thumbtacks or any other objects shall penetrate any of the painted wall or wood surfaces.

6. The HOA is not responsible for any theft or damage to any property to include personal property left, stored or kept at the pool, clubhouse or any common area.

7. All lights must be turned off and the clubhouse locked by the renter. All parties must end by 10 PM. Violation of this rule risks full loss of deposit.

8. Air condition shall be set to 75 degrees and the heat shall be set to 65 degrees before leaving the club house. Failure to properly set the climate controls will result in a \$50 fine.

9. The deposit will be forfeited if any doors or windows are left opened or unlocked.

10. The renter is responsible for cleaning the clubhouse after the event and the effectiveness of that cleaning shall be at the sole discretion of the HOA clubhouse representative conduction the post event walk through. Any cleaning charges required will be deducted from the renter's deposit.

11. Keys must be returned to the HOA. Loss of the keys or key not returned will require the renter to pay the cost of re-keying new locks and purchasing additional keys.
12. The renter must be present at all time during the function. If it is found that the renter is not present at the function, the HOA may exercise the right to refuse future rentals.
13. The clubhouse is for the benefit of the Moss Grove Homeowners and for their exclusive use. The renter agrees not to engage in profiteering where the clubhouse is rented by a member and then subsequently re-rented to any other persons. If this is determined to be the case, the HOA shall not thereafter rent the clubhouse to that member or to the members of his/ her family under any circumstances or for any reason.
14. No commercial events or activities are allowed. Events or activities are commercial in nature if those events provide a forum or venue for the sale, exchange, or promotion of any product or service at the clubhouse.
15. Music is allowed but must be at a low volume and not cause offense to others.
16. No offensive or illegal activities are permitted.
17. The renter is responsible for providing any toiletries for the restrooms.

The HOA clubhouse representative reserves the right to terminate the event early should complaints regarding noise or size are received. The renter hereby agrees to indemnify and hold harmless the Moss Grove Homeowners Association, Inc., their officers, agents, directors, and representatives for any and all claims, causes of actions or inaction, or liability whatsoever by virtue of the use by the renter, renters, guests, invitees, or any person entering the clubhouse or common area with or without the consent of the renter.

I have read and understand the rules and regulations and agree to abide by them as written.

Renter- please print

Moss Grove Address

Home and cell phone numbers

Return to:
Alicia Gustafson
Moss Grove Homeowners Association
304 Meeting Street
Charleston, SC 29401
Phone: 843-937-6886
Fax: 843-853-5340
Email: alicia@postonco.com