

STRATFORD COMMUNITY ASSOCIATION, INC. CLUBHOUSE RENTAL AGREEMENT

Stratford Community Association, Inc., is absolved of all liability in a cause for action where it can be found that there has been a failure to comply with regulations stated herein. Each member using the clubhouse shall also sign a statement that they have read and agree to comply with all the regulations of the Stratford Community Clubhouse. Stratford Community Association, Inc., reserves the right to change these rules and regulations. The Stratford Community Association, Inc., also has the right to revoke privileges for violations of these rules and regulations.

Our objective in establishing these rules are for safety and to maintain the clubhouse for the enjoyment of our Residents. When you rent it for an event, just treat it as though it were your own home. **Please initial in the spaces indicated below and return all three sheets to the Clubhouse Coordinator when signed and complete.**

GENERAL:

- The Stratford Community Association assumes no responsibility for money, valuables, or loss or damage to personal property belonging to those using the clubhouse, or any personal injury incident to rental.
- Only a Stratford HOA Member (**hereafter referred to as "Resident"**) who is current with their association dues, fees and fines may rent the Clubhouse.
- The Resident who requests the event must be present at all times.
- A refundable deposit of \$150.00 check plus a \$75.00 rental fee is required for private parties. For **business functions**, a refundable deposit of \$200.00 check plus a \$150.00 rental fee is required. The deposit and rental fee will be due prior to the event. The renting party is responsible for all damages they or their representatives cause, even if damages exceed the deposit. No rental fees will be charged for Community Events. The responsible party will be held liable for the cost of replacement/repair or clean-up.
- Tampering with or defacing the Stratford Clubhouse property or equipment is prohibited. Property damage will be charged to the responsible member.
- Parents are responsible for the conduct of their children using Stratford Clubhouse facilities. All children under eighteen years of age must be accompanied by, and supervised by an adult while on the property (including playground).
- All cancellations made less than 14 days prior to the function date will be forfeit the **\$75** rental fee. **Init**_____.
- Leave the Clubhouse in the condition in which it was found, i.e., clean, with the furniture, tables and chairs in its original locations (**see photographs**) and all trash removed. Return the thermostat to 60°F (Winter) or 80°F (summer) by turning the

outer ring. **Turn off all lights and ensure both doors are locked. Double check them. Front door re-locks a few minutes after unlocking, so KEEP YOUR CARD WITH YOU** Init. _____

- Do not push, pull or drag the furniture. Lift and carry it. This prevents damage to the floor and the furniture.
- Your pool card is your key. You will receive an email a few days prior to your event of the card number which will be activated. You are strongly encouraged to verify that your card works prior to your event. Also use this opportunity to check for any pre-existing damage or maintenance issues. If you do not inform the Clubhouse Chair of pre-existing damage prior to your event, you will likely be held responsible.
- Clean the Clubhouse after the event. All decorations must be accounted for and in their proper place. Reset the furniture and place tables and chairs in the storage room IAW the attached photographs. Init _____
- **DO NOT use tacks or tape on any walls, furniture, ceiling fans, moldings or any painted surface for any reason. Doing so could forfeit your deposit. All confetti, stars, glitter, dots, etc. must be completely cleaned from both the clubhouse and landscaping.** Init _____
- **Use of the pool is not included with the clubhouse rental.** Init _____
- **No vehicles on grass.** Init _____
- Place all trash, **IN BAGS ONLY**, in the outdoor trash cans. Init _____
- **Fire Marshal Regulations:**
 - **Absolutely no frying of any sort is allowed.** Init _____
 - **Do not place tables, chairs, or objects in front of, or in a way that obstructs or blocks any exit.** Init _____
 - **Maximum capacity is 99 persons.** Init _____
- Report any damage to the Clubhouse Coordinator.
- All Columbia County ordinances regarding excessive noise will be observed.
- The Resident agrees to pay any and all fines issued by the Columbia County Sheriff's/Fire departments in any false alarm or disturbance call.
- **No pets, smoking, or use or possession of illicit drugs.**
- Alcoholic beverages are allowed, but responsibility for beverages and attendees will be the Resident/Clubhouse Renter. All drinkers **must be** 21 or older.
- Absolutely no outside inflatables or other outside play toys can be used inside of the clubhouse. The Renter assumes all liability in the use of privately rented outdoor inflatables or play structures, and releases Stratford Community Association of any liability associated with their use. Init _____.
- All reservations, changes, or cancellations must be communicated via email, so that there is written record. No verbal commitments or reservations will be made.

STRATFORD COMMUNITY ASSOCIATION
1328 Aylesbury Drive
CLUBHOUSE RENTAL FORM

NAME: _____ DATE: _____

ADDRESS: _____ EMAIL: _____

PHONE: _____ LAST 5 OF POOL CARD NUMBER: _____

FUNCTION: _____

DATE/TIME OF FUNCTION: _____ / _____ NUMBER OF GUESTS: _____

ARE ALL GUESTS RESIDENTS OF STRATFORD? _____

The rental fee is \$75.00 or \$150.00 for a business rental. In addition, a security deposit of \$150 (\$200 for a business rental) will apply. Submit both fees, in separate checks with this form. Make your Checks (personal only and on the account of the HOA Member, no business checks) payable to the **STRATFORD COMMUNITY ASSOCIATION**. Use by a business must be sponsored and paid for by a Stratford HOA Member. The security deposit check will be held until after the event and returned or destroyed provided the clubhouse is clean and undamaged. In order to rent the Clubhouse, you must be current on all HOA dues and assessments.

I hereby acknowledge that I have read and agree to comply with all the rules and regulations for use of the Stratford Community Clubhouse. As a condition of use of the Stratford Community Clubhouse, I hereby agree that Stratford Community Association, Inc., is absolved of all liability in a cause of action where it can be shown that there has been a failure to comply with regulations stated therein.

I, the undersigned Stratford HOA Member, hereby agree to assume responsibility for the conduct of myself, my guests, caterers, and others who are present. I also assume responsibility for any damages any of the above cause in connection with my event, even if they exceed the damage deposit. I furthermore agree that I fully understand and agree with the rules and regulations and to abide by them.

Signature

Printed Name

Date

Resetting the Clubhouse

The following pictures are provided for your reference. Please don't submit them with your form, as I took them and know what they look like. Instead, save or print them and refer to them as you clean up.



Tables stacked neatly, long tables in back, and short plastic ones in front. This prevents them crashing down and hurting someone.



Chairs stacked neatly and erect in three rows, which provides easy access and prevents them from sliding into tables, causing them to crash.



Rug abuts the DVD stand. Sofa is centered on the TV. Chair and loveseat are opposite each other. Please, though carry, and not drag the furniture.