

**Gift Plantation Homeowners Association**  
**CLUBHOUSE RENTAL AGREEMENT**

3875 Oakley Drive  
Johns Island, SC 29455

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The John F. Dorr Clubhouse is available for rental on the following basis:

**RULES**

The clubhouse CAN ONLY be rented by HOA Members (in good standing) for their own personal use. You must be present at the clubhouse during the entire time of the rental period.

1. A rental fee of \$150.00 (eff. 1/1/24) will be charged and must be paid in advance.
2. We will coordinate having the clubhouse cleaned prior to your rental. You will be responsible for removing all trash and any items brought into the clubhouse. A broom and dustpan will be left in the clubhouse for the floors to be broom swept prior to you departing from the clubhouse.
3. Rental includes the clubhouse only. It does not exclude other HOA members from use of the community pool, tennis courts, bathrooms or common grounds.
4. Clubhouse capacity is 50 people inside the clubhouse. Overflow is ok on the exterior clubhouse deck and immediate common grounds area.
5. Do not use scotch tape on walls or anything else that will damage the paint/property.
6. Please return the thermostat to 65 degrees in the winter and 80 degrees in the summer after rental.
7. Smoking within the clubhouse is prohibited.

8. If you or your guests use the clubhouse patio or common grounds, please be sure to also remove all trash, beverage containers, food, etc. in these areas and place in trash receptacles behind the clubhouse.
9. **REMINDER:** The community swimming pool is not part of the clubhouse rental agreement and is restricted to all members of the general public. Please adhere to posted pool rules that only authorize a member and no more than 4 guests to be in the pool at any one time. Also, please be courteous to other members using the pool. There is no lifeguard provided in the pool area and members are discouraged from allowing guests who consume alcohol to enter the pool area.

### **PROCEDURES**

1. Contact **Chris Hopkins** to reserve the day and time you would like to rent the clubhouse. Contact info is 843-670-7693 (cell) or [giftplantationinfo@gmail.com](mailto:giftplantationinfo@gmail.com) (email)
2. Payment must be made in advance **by check** for the full amount (\$150). Make checks payable to Gift Plantation HOA. Also print out a copy of this rental agreement, sign at the bottom and return with your check.
3. On the day of (or day before) the rental, meet with Chris to get a 24-hr access code to the front door of the Clubhouse.
4. Following the event, lock the door between the living area and the bathrooms and use the same access code to secure the front door of the Clubhouse.
5. The Clubhouse will be inspected immediately after your event to ensure no damage to clubhouse property occurred. If any issues arise, Chris will contact you to set up a time to meet. If a dispute arises, the Board of Directors will meet with you to attempt to reach a resolution about the situation. If the Board decides the damage occurred during the time of your rental agreement, then you will be billed and held responsible for all necessary repairs and/or replacement costs.

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Signature

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Date