

Gift Plantation Homeowners Association
CLUBHOUSE RENTAL AGREEMENT
(with accessory equipment)

3875 Oakley Drive
Johns Island, SC 29455

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 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 the temperature you found it at upon arrival.
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. If you have asked to use HOA equipment (i.e., oyster cooker, grill, heater, etc.), there is an additional \$50 rental fee/unit. Please be sure that it's thoroughly cleaned after your rental and that it is in good working order. **NOTE:** The above does not include the use of HOA propane tanks. You must bring your own.

10. **REMINDER:** Please adhere to posted pool rules. 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 (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 or equipment 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.

By renting and using the Clubhouse, you agree, on behalf of yourself and your guests, invitees, family members, and attendees, to assume all risks associated with the use of the Clubhouse and its surrounding facilities. You agree to release, indemnify, defend, and hold harmless the Association, its Board of Directors, officers, committee members, agents, management company, and employees from and against any and all claims, demands, causes of action, damages, losses, liabilities, costs, or expenses, including reasonable attorneys' fees, arising out of or related to the use of the Clubhouse, except to the extent caused by the gross negligence or willful misconduct of the Association. You accept responsibility for the conduct of all persons attending your event and agree to reimburse the Association for any damage to the Clubhouse, furnishings, equipment, or common areas resulting from your event.

Signature

Date