



Skycroft Clubhouse Rental Agreement

This Agreement between the Skycroft Homeowners Association ("SHOA"), and _____, a member of the Association "Member", establishes the conditions and requirements for rental of the SHOA clubhouse ("Clubhouse") by the Member on _____, ____, 201__ ("Event Date").

All initial and signature blocks of this agreement must be completed and returned with the rental fee and security deposit checks within seven (7) days of the initial reservation request in order to keep your reserved rental date. Send this information to:

Henderson Properties
Attn: Jeanie Colvin
305 Post Office Drive, #3
Indian Trail, NC 28079

Reservation Requirements:

- Member must be 21 years of age. Events for persons under the age of 21 must be chaperoned by family members over the age of 21.
- Member is responsible to provide any extra chairs, tables or other additional items which are not already housed in the Clubhouse.
- Member agrees to limit the number of guests to no more than fifty (50) persons.
- Member needs to prearrange additional set up time with Henderson Properties prior to the date of the event; such allowances are completely dependent on Clubhouse activity for the prior day.

Fee for Usage:

Member will pay a daily usage fee for a personal party of \$200 plus a \$300 security deposit or a fee for a member sponsored corporate event of \$500 plus a \$1,000 security deposit. Please write two separate checks, both payable to "SKYECROFT HOMEOWNERS ASSOCIATION".

Type of Reservation (please initial): Personal _____ Corporate _____

Security Deposit and Damages:

Member assumes full responsibility and liability for damages to the Clubhouse or surrounding property, which are the result of Member actions or their guests on the Event Date. Report any damages to the facility and furnishings prior to your event to Henderson Properties. If there are damages discovered after your event, your security deposit will not be refunded.

Member agrees to clean the premises and restore all rooms and areas to a condition deemed satisfactory by the Association. A representative from the Association will inspect the premises within 24 hours, using attached checklist to determine satisfactory conditions. The cost of any damage or incomplete cleaning will be deducted from the security deposit. Any repairs not covered by the deposit will be billed to the Member. SHOA reserves the right to collect the money for repairs to the fullest extent of the community documents including the creation of a lien against the Member's property.

Security deposit check will be returned once the Clubhouse passes an acceptable post-rental inspection.

Member Agreements (please initial all):

Member understands that the rental consists of the clubhouse only and does not include the pool or fenced in area surrounding the pool. Member agrees that all food, drink and equipment will to be maintained within the clubhouse and there will be no outdoor cooking. _____

Member understands that the pool will not close to other members or their guests during its regular operating hours, it is a public pool. Member also understands that the pool is not for the use of their guests. _____

No vehicles are allowed on the grass. If this rule is violated, Member agrees to pay the greater of \$100 fine or actual repair costs, to be posted to his/her account. _____

Member will be present during the entire event and will be responsible for the conduct of guests. Member will be the first to arrive and the last to leave. _____

Member will keep noise to a minimum and contain all music in the clubhouse to not disturb neighbors or members enjoying the pool. In the event of complaints, Member agrees to diminish and/or discontinue music/sound systems for the duration of the reservation period. _____

Member agrees not to charge any guests for attendance at the event. _____

Member agrees to abide by the Clubhouse Rules and Regulations dated 3.1.10. _____

Entry

Device:

You must contact the Henderson representative for access information for the clubhouse.

General:

Member agrees to adhere to this Agreement. By signing this Agreement Member agrees to being legally notified of the above fees, fines, and charges that will be assessed under the conditions specified. Member agrees additional notice is redundant and unnecessary and consequently waives all rights to a separate notice by mail. Member agrees in the event of damage or breakage not covered by the security deposit, Member will make full retribution for any necessary repairs and costs over and above that amount. If any legal action must be taken to collect any amounts not covered by the deposit, Member will pay all attorney fees. Member may request a hearing before the Board within thirty (30) days of the posting of any fee, fine, or charge to Member's account as a result of this rental.

Address: _____

Telephone (home): _____ (work or cell) _____

Date Requested _____ Hours of Use _____ to _____

Number of Persons in Your Party: _____

Purpose of Usage: _____

Signature _____ Dated _____

Skyecroft Clubhouse Rental Agreement Alcoholic Beverages Addendum

I, _____, am renting the Clubhouse located in the Skyecroft Community on _____, 201__.

I understand that I, will not be allowed to serve or sell any alcoholic beverages on the Clubhouse premises during the above-referenced date if the following conditions are present: requesting money by donation, contribution, or door charge, for any purpose.

I understand that I will not be allowed to serve or sell any alcoholic beverages on the Clubhouse premises to anyone under the age of twenty-one (21) during the Event Date. Alcoholic beverages will not be left unattended by an adult at any time. All alcoholic beverages will be removed from the premises immediately following the event.

I further understand that I will be responsible for any liability, if any, incurred by my guests for violating this addendum on the above referenced date and that the Skyecroft Homeowner's Association assumes no responsibility.

Member Signature: _____ Date _____

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Clean-Up Checklist

Please Note: when cleaning wood floors, light sweep only, do not mop and do not vacuum with brush spin.

KITCHEN Discard

all food Remove all
garbage

Remove all personal items from the refrigerator

Wipe down refrigerator, sink, countertops and stove

Ensure ALL appliances are turned off

Lightly sweep the floor

SITTING AREAS

Discard all food

Wipe off tables and chairs

Ensure all furniture is in its original position

Remove all decorations

Lightly sweep the floor

Vacuum carpets

BAR AREA

Remove all garbage

Wipe off tables and chairs

Wipe down counters and clean sink

Lightly Sweep the floor

GENERAL

- Place all garbage in trash bags, remove and dispose of all trash, immediately after the function is over. Place all trash in the outdoor trash containers on the left side of the Clubhouse behind the wooden gate. **Note: if all trash is not removed your deposit will be forfeited.**
- Turn off all lights, lock all doors and windows and return thermostat to appropriate setting – 60 degrees in the colder months and 70 in the warmer months.