

PEACH PLANTATION HOMEOWNERS ASSOCIATION

CLUBHOUSE RULES AND POLICIES

Animals: Animals, except for service animals, are not permitted inside the Peach Plantation Clubhouse or pool.

Assume Responsibility: I assume all responsibility, risks, liabilities and hazards incidental to the activities applied for (including but not limited to the serving of alcoholic beverages). I hereby release and forever discharge the Association, its Officers, Directors, employees, agents and members, present, past and future, from any and all claims, costs, causes of action and liability for personal injury or death and damages to or destruction of property arising from my use of the Clubhouse and its appurtenances.

I agree to indemnify and hold harmless the Association, its Officers, Directors, employees, agents, and members present, past, and future from any and all charges, claims, costs, causes of action, damages, and liabilities (including but not limited to attorney's fees) for any and all injuries, to either person or property, suffered by me, my family members, employees, agents, guests, invites, any member of the Association or any other person which arise from or are in any way related to the above activity, rental, or use of the Clubhouse.

Cleaning: Renter understands and agrees that the security deposit will be used to pay for cleaning cost, and any damages resulting to the Clubhouse, its contents or any other portion of the Association property from their actions or any actions of persons present attending or in any other way related to the function. The renter understands that any charges made against their deposit will be explained. If these charges exceed the amount of the deposit, the renter agrees to pay the Association the full cost of all repairs within 10 days of receipt of a written explanation of the damages. The Association will provide a bill for such repairs. The renter agrees that the non-payment for damage charges resulting from the function, and any expenses incurred by the Association will be considered an assessment and will be handled in accordance with collection policies of the Association up to and including the placement of a lien against the renter's property.

The renter agrees to clean the facilities the same day of the event or by 9:00 A.M. the next day post function. There will be a pre-event inspection by the renter and a Social Committee representative with the checklist signed by each of them. There will also be a post-event inspection by these same two individuals. The checklist shall be completed with the notation Clubhouse condition; this needs to be again signed by the same two individuals. If there is no problem(s), the security deposit will be returned.

Ordinances: I understand that I am responsible to abide by all City of Powder Springs and/or Cobb County laws and ordinances.

Decorations: No decorations or temporary fixtures may be affixed to the building or any architectural feature with nails, tacks, staples, or any application that will cause irreversible damage. Tape is not permitted on any walls, glass, or fixtures

Facility Usage: Rental will only be to homeowners who are members in good standing with paid up dues for the year in which they are reserving.

Hold Harmless: I agree to indemnify and hold harmless the Association, its Officers, Directors, employees, agents, and members present, past, and future from any and all charges, claims, costs, causes of action, damages, and liabilities (including but not limited to attorney's fees) for any and all injuries, to either person or property, suffered by me, my family members, employees, agents, guests, invites, any member of the Association or any other person which arise from or are in any way related to the above activity, rental, or use of the Clubhouse.

Parking: Limited spaces are available for parking at the Peach Plantation Clubhouse.

Profit: I will not rent the Clubhouse for the purpose of making a profit.

Rental Hours: Renter understands that continued use of the Clubhouse after the hours for which it is reserved will constitute a breach of this agreement and may result in the forfeiture of their security deposit. Renter may request to extend hours if the clubhouse is not already reserved.
***Set up time is included in your reserved time.

Rental Fees: **\$20.00 per hour** (minimum 4 hours)

Rental Agreement: All homeowners who wish to rent the Clubhouse must agree, read, and sign the Rental Agreement.

Security Deposit: **\$100.00 refundable check deposit.**
Returned upon inspection of clubhouse.

Smoking: Smoking is not allowed at the clubhouse venue.

Swimming Pool/Tennis Courts: Does not include the use of swimming pool or tennis courts.

Trash: Trash cans must be placed at the curbside on the appropriate night (Mondays, except on Holiday schedule) and returned to their appropriate place the following day. The renter can also take trash home to dispose of with your trash. Leaving trash at the venue or not following these procedures with placement of trash cans may result in fees.