

Savannah Pointe Clubhouse Rules and Regulations

Rental Information:

1. To reserve the clubhouse, you **must** be a member in good standing of the Savannah Pointe Residential Association ("Association") and you must be present for the entire length of the function. You must come to the Mega Agent Rental Management office to pick up a key.
2. Complete payment of the rental fee and deposit must be paid within 10 days of the rental confirmation. The total payment includes the **rental fee of \$40 for the first 4 hours** and **\$5 for each additional hour** plus the **\$60 damage deposit. Payment must be made by the resident renting the clubhouse.** After the event, the deposit will be refunded to the resident as long as all the rules and cleaning guidelines were followed.
3. The pool cannot be reserved, but it may be used (except for Saturday and Sunday from noon to 6:00 p.m.) Maximum party size of 20 people when using the pool.
4. Memorial Day, the 4th of July, and Labor Day holidays are set aside for the neighborhood and residents and therefore cannot be reserved for the entire weekend or the weekday that the holiday takes place.
5. Renter agrees to be responsible for obtaining any licenses pertaining to works of authorship as defined by the Copyright Act of 1976, including, but not limited to, musical works; dramatic works; pictorial, graphic, and sculptural works; motion pictures and other audiovisual works; and sound recordings. By renting the clubhouse, renter agrees to hold Association and Mega Agent Rental Management harmless from any and all claims, including, but not limited to cease and desist letters, demands for payments and alleged violations of applicable law.

INDEMNIFICATION:

Renter agrees to indemnify, defend, and hold harmless Association from and against any and all liabilities, losses, damages, costs, expenses (including all reasonable attorney's fees and expenses of renter and the Association), causes of action, suits, claims, demands, or judgments of any nature whatsoever arising from (i) any injury to, or the death of, any person, or any damage to property on the Association or upon adjoining sidewalks, streets, or ways, or in any manner growing out of or connected with the use, non-use, condition, or occupancy of the Association or related facilities or any parts thereof, or resulting from the condition thereof or of adjoining sidewalks, streets, or ways, (ii) violation of any agreement or condition hereof, (iii) violation by renter of any contract or agreement to which renter is a party, or any restriction, statute, law, ordinance, or regulation, in each case affecting the Association or related facilities or any part thereof, or the ownership, occupancy, or use thereof, (iv) any negligence or tortious act on the part of renter or any of its agents, contractors, licensees or invitees, and (v) any injury or claim associated with the performance of any work protected by intellectual property law or any other related cause of action. In case any action, suit, or proceeding is brought against the Association by reason of any occurrence herein described, renter will, at its own expense, defend such action, suit, or proceeding with counsel reasonable acceptable to Association. Nothing in this provision shall be interpreted as limiting renter's obligations under other provisions of this agreement, including the obligations set forth in Paragraph 5.

Usage:

- **No** smoking in the clubhouse.
- Clubhouse usage is limited to 4 hours (unless otherwise approved by MARM).
- Clubhouse shall be vacated by 10 PM. (Unless otherwise previously approved by MARM)
- You will be allowed 15 minutes before your rental time for setup and 15 minutes after for cleanup.
- **No** decorations may be attached to the walls or ceiling of the clubhouse.
- **No** music is allowed outside the clubhouse.
- **No** glass containers are allowed outside the clubhouse or on the pool deck.
- **No** animals are allowed in the clubhouse or in the gated pool area.
- Turn off ALL lights and lock all doors before leaving the clubhouse.
- **No** Grills are allowed on the Clubhouse property. If you are caught grilling during your rental, your entire deposit will be kept.

- **Must** reset thermostat when leaving to 55 degrees in the winter and 75 degrees in the summer. Failure to reset the thermostat will result in your deposit being forfeited.

Cleaning:

- Clean the kitchen area → sweep floors, wipe down counters, etc.
- Inspect for cleanliness and straighten up as necessary.
- Remove all trash from the premises; provide your own trash bags. Do not put trash in trashcans around the pool, or large trashcan next to the fence.
- Cleaning must be done before you leave the premises and all items brought by the renter must be removed before leaving.

Furniture:

- All furniture should be replaced in the location where they were originally.
- Folding chairs should be returned to the kitchen area.

Remember, the clubhouse is not cleaned other than by the user. Please leave the clubhouse clean for the next person.