



Clubhouse Use Agreement and Rules

Date of Use

Type of Function

Function Host (must be homeowner or lessee)

Phone #

Email

Property Address

Rules:

1. The usage period for the Clubhouse is one day and evening, beginning at 9AM until 12 midnight. Your personal belongings will need to be out of the clubhouse by 1AM. You may NOT enter the Clubhouse until 9AM the day of the reservation unless you have made special arrangements. The facility must be available for cleaning no later than 7AM the following morning.
2. The key shall be returned the day after the rental unless other arrangements have been made.
3. **Function Host (Homeowner/authorized Lessee) must be present at all times** and shall be responsible for the conduct of all people present. All appropriate and prudent safety measures shall be exercised to ensure the safety of all people present.
4. **Property Owner and Function Host** hereby agree to indemnify and hold harmless Chestnut Hill Plantation, its respective employees, representatives, affiliates, subsidiaries, successors and assigns from any and all claims, damages, causes of action or liability whatsoever or in any way arising by virtue of the use of the facility by property owner or anyone attending the function.
5. The facility must be left in good and clean condition. All trash must be removed from the Clubhouse (including the restroom) and taken with you. DO NOT dispose of trash in the pool, playground or tennis court area trash cans.
6. Clubhouse rental does not include pool use. If using the pool, all pool rules will be followed including the pool specific guest limits. Do not enter the clubhouse when wet.
7. Clubhouse rental includes the terrace area surrounding the building, but no other outdoor spaces. The courtyard space may be added for an additional fee. Homeowners have priority in common space usage. No anchors, stakes or spikes may be driven into the ground.
8. There is to be no smoking or vaping inside the clubhouse. Smoking or vaping is allowed outside the property, but all cigarettes and similar products must be disposed of in smoking urns. The urns shall not be moved.
9. Parking is allowed in designated spaces only. Cars parked outside of designated spaces will be towed at the owner's expense. If vehicles exceed available parking, the event host must arrange for alternate legal parking. No vehicles allowed on concrete or grass areas at all.



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10. Damage to the clubhouse, any of its contents, steps, grass, or any other HOA facilities will be billed to the Property Owner's account. This includes, but is not limited to, damage to the grounds or irrigation systems from driving on grass or party tent usage, wall damage from staples or tape, tears or marks on furniture, and all other damage. Please use the designated ramp to the left of the property for heavy loads.
11. Furniture may not be removed from the Clubhouse indoor space, not even to the porches. If furniture passes through a doorway, this will result in a \$100 charge. DO NOT move electronics, including TV.
12. Furniture may be moved within the clubhouse but must be put back in its original place before leaving.
13. The fireplace is available for use during the winter months. If the fireplace is used, you must clean out the cooled embers. Do not leave extra firewood at the clubhouse.
14. During the month of December, the Christmas tree may not be moved or touched.
15. All personal belongings shall be removed from the facility before leaving. Anything left after 7AM will be disposed of. Management is not responsible for anything lost, stolen or damaged.
16. All state and local laws must be followed, including all noise ordinances.
17. Chestnut Hill Plantation does not have any responsibility for any items that do not belong to Chestnut Hill Plantation.
18. The rental fee is non-refundable and should be paid at the time of the execution of this agreement. All fees and paperwork must be received 7 days after the reservation to guarantee your date. **Reservations not cancelled 14 days prior to the event will forfeit the cost of rental.**
19. **Any violation of these rules will result in a \$100 charge to your account per violation.**
20. **Please be aware the property of Chestnut Hill Clubhouse is under 24-hour video surveillance.**

I, _____, the homeowner/authorized lessee, agree to
Print property owner / authorized lessee name

follow all the rules set forth above, and to pay for all damages and penalties resulting from the above event.

Property Owner / Authorized Lessee Signature