

COBBLESTONE

Cobblestone Clubhouse Rental Agreement

Effective Date: 10/20/2019

Rental Terms and Conditions

1. Cobblestone facility use is on a first come, first serve basis, for residents only. Cobblestone facilities are no longer available for reservation or use by non-residents other than as guests. Residents are no longer permitted to sponsor a non-resident's event.

2. A \$250 rental fee and a \$500 refundable security deposit are required for each event booked by the homeowner. **Please send two checks as the security deposit is deposited into a separated account for deposits only. WEDDINGS** are charged \$500 rental fee and \$500 refundable security deposit. Residents are no longer permitted to sponsor a non-resident's event.
 - Only homeowners can reserve the clubhouse or any other Cobblestone facility. Because of fire regulations, no more than 186 guests may be allowed to use the clubhouse for any one event. All children under the age of 18 must be supervised by an adult. Homeowner that reserves the clubhouse, must be physically present at the event at all times. Non HOA events must end no later than **11pm**. All cleanup must be completed by 11:30 with doors locked.
 - Rental of the clubhouse does include the use of the pool, but this usage is not exclusive (other residents may use the pool, with their guests, during normal pool hours). The pool closes for everyone at 9pm and pool furniture must be put back in its original location.
 - Reservations need to be made a week in advance.

3. The rental fee includes maid service after the event. Any damage will be billed to the responsible homeowner, and to the extent available, deducted from the security deposit. The security deposit check will be returned provided there is no damage and the following conditions are met:
 - Trash must be bagged and placed in the trash cans by the side entrance of the clubhouse on the tennis court side.
 - All doors must be secured and locked. All doors except the front door are locked from the inside.
 - There must be no evidence of smoking. Smoking is prohibited in the clubhouse or pool area.
 - All signs, balloons or other decorations put up within the community or at the clubhouse must be removed after the event.
 - Nothing can be taped to, or otherwise attached to the walls.
 - All furnishings, including pool furniture, must be returned to their original locations.
 - Nothing is broken, damaged or stained. Renters are reminded and advised to inspect the premises for damages or stains prior to signing the rental agreement.

If any conditions above are not met, the full amount of the deposit will be forfeited.

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Rental Agreement

Please visit the clubhouse calendar online or call NHE (Property Management) at 864-467-1600 to confirm availability before completing this form.

Today's Date _____

Homeowner Name: _____

Street Address: _____ Email: _____

Phone: (Home) _____ (Cell) _____

Facility to be Rented: _____

Event Date: _____

Time of Event From: _____ To: _____

Number of Guests: _____

Number of Children (under 13): _____

Subject to the Cobblestone Facility Rules of Use, Cobblestone Homeowners' Association, Inc. grants a license to the above homeowner for the use of the above-named facility.

Rental Fee: _____ Security Deposit: _____

The security deposit check **WILL BE DEPOSITED WHEN RECEIVED**. The money will be sent back to you after a satisfactory inspection of the facility and after the key has been returned.

Checks should be made out to:

Cobblestone HOA

c/o NHE, Inc.

P.O. Box 5539

Greenville, SC 29606

Reservations are confirmed upon receipt of the security deposit. The total rental fee is due a minimum of one week before the date of the event.

Key Pick-Up: The key can be picked up from NHE at 5 Legacy Park Road, Suite A, Greenville, SC 29607. If you have any questions, please contact NHE at 864-467-1600.

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Liability and Indemnification:

The Cobblestone Homeowners' Association, Inc., shall not be liable for any damage or injury incurred by the homeowner, or its guests, occurring at the facility. The homeowner jointly and severally, hereby agrees to indemnify, defend and hold harmless the Cobblestone Homeowners' Association, Inc., its officers, board of directors and agents, from and against any and all suits, actions, claims, judgments, losses and expenses to the extent arising out of or relating to the acts or omissions of homeowner, homeowner's guests, in connection with the Cobblestone facility.

Signature: _____

Homeowner's Name: _____

Date Signed: _____

Property Manager Signature: _____