



Clubhouse Rental Agreement

Residents shall follow the rules and restrictions outlined below.

These rules shall apply to each owner, tenant, respective family members, guest, and agent(s). In addition to the penalties for rule violations described below, the Association shall have the right to impose any sanctions for rule violations as authorized by the Declaration of Covenants, Conditions, and Restrictions, Bylaws, and Rules and Regulations.

Clubhouse Rules & Restrictions

1. The Clubhouse may be rented by an Owner or Tenant only. The Owner or Tenant must remain present at all times during the event. An owner or tenant may NOT rent the space and turn it or any keys over to a family member, friend, guest, etc., who does not legally reside within the community. The Clubhouse is for family-friendly events and not any commercial or profit-making ventures, nor shall it be open to the public. If found in violation, the Authorized Agents for the association may immediately cease access to the area and close the event with a forfeiture of the deposit.
2. Clubhouse rentals are subject to availability on a first-come basis. Homeowners and Tenants must make reservations at least three (3) business days before the rental date. The Association may limit, revoke or deny available rental dates at any time or for any reason at the Board's discretion.
3. To rent the clubhouse, homeowners must be in good standing with the POA, including current assessments, violations, and storage fees. If a Tenant wishes to rent the Clubhouse, proper documentation must be on file with the POA and management company.
4. Clubhouse rentals are from 7 AM to 10:00 PM. Residents can only enter the night before to decorate if that day is also rented.
5. **Cancellations:** No refunds for cancellations made within 48 hours of an event.
6. I understand I am renting the Clubhouse only and cannot prevent residents from utilizing the playground, parking lot, pool, pool furnishings, or common grounds.
7. **Decorations** are allowed. However, you may not put nails, picture hooks, thumbtacks, pushpins, staples, or tape (unless painter's tape) on the chairs, walls, doors, window frames, counters, and no tape of any kind on the couch or chairs. No signage is permitted on any portion of the common area, roadways, trees, gates, fences, etc.
8. **Cleaning:** trash and recycling must be emptied and placed in the appropriate bin(s) behind the Clubhouse. All areas should be left clean and in acceptable condition, and the floors should be swept and mopped. Stains on the furniture or carpet must be cleaned. Please do not place the trash/recycling bins at the curb. All Furniture should be returned to its original location if moved. No day after cleaning is allowed. The parking lot and clubhouse grounds should be free of any trash.
9. **Smoking/Vaping** is prohibited in the Clubhouse and all non-smoking areas. Including the playground and pool areas. Cigarette butts must be discarded in the appropriate bin and not tossed or left on common area property.
10. **Inflatable bounce houses and slides (including water) are prohibited on common property or amenity areas.**
11. The use of a Grill is prohibited on the common property or amenity areas.
12. Adults at least twenty-one (21) years old must accompany minors under eighteen (18) years old while on the premises. Loud or disruptive behavior is prohibited.
13. **Music** including Live Bands or DJs at reasonable sound decibels, is permitted in the Clubhouse beginning at 10:00 a.m. and must end promptly at 10:00 p.m. Music of any kind is prohibited outside the Clubhouse.

14. **Security Deposit:** the security deposit of one hundred dollars (\$100) is refundable subject to a satisfactory inspection by an association's authorized representative. A licensed contractor must repair any damages if found. The association will deduct repair costs from the security deposit. If repairs exceed the security deposit of one hundred dollars (\$100), the homeowner or tenant will receive an invoice for the difference. The Deposit may not be returned if any violation of the Rules is discovered, reported, or witnessed. **Allow at least 14 days from the rental date for a deposit to be refunded.**

No refund of rental fees shall be made if the Association terminates a reservation or rental in violation of these Rules or Governing Documents or if the renter intentionally misleads the Association about the nature and type of private event. Any owner who has abused the facility's use will be restricted from rental privileges for one (1) year. The Board reserves the right to impose a monetary penalty for damage, disrespect, or violation of the rules and regulations.

15. **Capacity:** Per the City of Pooler Fire Inspector, the Clubhouse facility's capacity may NOT exceed seventy-five (75) people. Violation of the fire code will result in immediate termination of the event.

16. **Pets** are not allowed inside the clubhouse.

17. **Pre-Rental Inspection:** A pre-rental in-person inspection is required for all rentals. Residents will need to bring their phone to complete the pre-inspection. The code for the lockbox will be provided after the in-person inspection has been completed. The board will contact the resident to schedule the inspection the week of the event. Inspections will take place the day before the event or the morning of the event if an event is planned for the day before. If you don't receive an email from the board, please email them directly.

Notice of Liability

18. The undersigned hereby covenants and agrees to indemnify, save and hold harmless The Gates at Savannah Quarters Property Owners Association, their successors and assigns, their principles, and agents against any and all suits, losses, damages, and expenses incurred or sustained that may be based on any alleged injury, or death to any person or damage to any property that may occur or that may be alleged to have transpired because of or in consequence of the undersigned's alleged negligence, or that of its agent, servants employed, guests, or growing out of the existence, use or The Gates at Savannah Quarters occupancy of the above described facilities, or any portion thereof, and whether such claim be made by any employee of the undersigned or by a third person and whether or not that it shall be claimed that the alleged injury, including death or damage, was caused through the negligent act or mission of the undersigned, its agents, servants, employees, guests or otherwise, in connection with the use of the above described facilities, and the undersigned shall defend any and all such actions, pay all attorney's fees and all costs or other expenses arising there from; and the undersigned hereby requests the use of The Gates at Savannah Quarters Clubhouse and services as specified above, and agrees to abide by all its rules and regulations.

YOUR SIGNATURE CONFIRMS YOU UNDERSTAND AND AGREE TO THE RULES OUTLINED ABOVE:

Signature of Homeowner/ Tenant: _____ Date: _____

Print Name: _____



Clubhouse Rental Agreement

Clubhouse Address: 30 Gateway Drive, Pooler, GA 31322

Residents may request to rent the Clubhouse by calling Sentry Mgt. at 912-330-8937 ext. 50902 or emailing savannah@sentrymgt.com

Check available dates on the community calendar at www.thegatesatsavannahquarters.com.

The application, rental fee, and security deposit are due when booking to secure your event date.

The code for the lockbox will be provided after an in-person inspection has been completed. The board will contact you to schedule the inspection, which will take place the evening before the event or the morning of the event if an event is planned for the day before. If you don't receive an email from the board, please email them directly at board@thegatesatsavannahquarters.com.

Please return the application and check or money order in the amount of two hundred fifty dollars (\$250) made payable to **The Gates at Savannah Quarters, POA.**

Clubhouse Rental Fee: \$150.00
Security Deposit: \$100.00

Sentry Mgt. Office
101 W. Mulberry Blvd, Suite 225
Savannah, GA 31407

Date of Event: _____

Homeowner Name: _____

Address: _____

Phone: _____ Email Address: _____

Applicant Type: (check one) Homeowner Tenant Est. Attendance: _____ Time: _____
(Capacity: 75)

Event Description:

Payment Information (for office use only)

Date of Payment: _____

Clubhouse Rental Fee/Security Deposit: \$ _____ Check #: _____