

Tara Clubhouse Rules and Rental Use Agreement

Effective: July 9, 2019

1. ALL HOA dues and HOA payments must be current.
2. Tenants may only rent the clubhouse with written permission from the homeowner sent directly to the management company. Homeowners should be aware that they assume all responsibility of the actions of the tenant while using the clubhouse under their account.
3. Clubhouse can only be used from 11 a.m. to 11 p.m.
4. Keys must be picked up by the renter at the property manager's office and returned by the renter in the morning after the event.
5. There is a limit of 118 people in the clubhouse at any one time according to the Greenville Fire Marshal.
6. Clubhouse rental does not include the use of the pool or the pool area.
7. Absolutely no smoking will be allowed inside the clubhouse.
8. Absolutely no alcoholic beverages will be allowed on premises.
9. ALL lights must be turned off, windows and doors closed and locked. All tables, chairs, vacuum cleaner, and cleaning equipment must be in their proper closets.
10. All trash must be removed and placed in the outside dumpsters. Carpet must be vacuumed and floors and countertops must be cleaned. Appropriate charges will be deducted from your refundable deposit if clubhouse is not cleaned.
11. Outside grills are not allowed and all cooking must be inside the clubhouse using the kitchen facilities.

12. Termination of rental agreement and forfeiture of your refundable deposit will result if Greenville Police are called or an agent has to go to the party for ANY REASON.
13. Renter is responsible for all guests and must be present at all times during the event (set up, during and after).
14. No parking is allowed on grass or assigned homeowners parking spaces. All violators will be towed at owner's expense.
15. TARA HOA reserves the right to refuse rentals.
16. Renter will pay a rental fee OF \$75.00 (NON-REFUNDABLE) and pay a \$300.00 damage/cleaning deposit (total = \$375.00). If the building is left in good order and all of the rules above are followed the deposit will be returned within 5 days of the event.

Renters of the clubhouse are encouraged to take before and after pictures to document the condition of the clubhouse during their rental term.

**Please note, there are cameras in the clubhouse and pool area that record motion and sound.*

ACKNOWLEDGEMENT OF Rules and Use Agreement for Rental of Tara Clubhouse

Renter's signature _____

If a tenant is renting, please attach a copy of written permission sent to management company by the homeowner.

Address _____ Cell(s) _____

Emergency Contact _____

Keys received _____ Initial _____

Deposit Received _____ check number _____

Rental Received _____ check number _____

Staff signature _____

Use date _____

Keys Return _____ (master key and Allen wrench)

Building checked _____

Rental Repairs/Cleaning Fees _____

Rental Return Check Issue Date _____

**Please note, there are cameras in the clubhouse and pool area that record motion and sound.*