

Rental Agreement for use of

The Storrington Homeowner's Association, Inc. Clubhouse

Date of Event	Rental Period	Rental Fee	Damage Deposit
	Sunday - Saturday		
	9am - 3pm	\$50.00	100.00
	4pm - 12am	\$50.00	100.00
	9am - 12am	\$75.00	100.00

This Rental Agreement ("Agreement") by and between The Storrington Homeowner Association, Inc., ("SHOA") and \_\_\_\_\_ homeowner ("Renter"). In consideration of the mutual covenants set forth below, SHOA hereby agrees to rent the Clubhouse to Renter for the Date of Event and Rental Period set forth above.

Rental Fee & Damage Deposit:

Renter shall, upon execution hereof, deposit with SHOA the sum of \$50.00 or \$75.00 (Applicable Rental fee) & \$100.00 to be applied against the rental of the clubhouse and damages to any part of the Clubhouse or to the furnishings therein and to the common areas contiguous thereto, cleaning expenses or any other expenses caused by Renter to SHOA. In that event, or in the event there is no such damage, a refund of said damage deposit shall be made to Renter within thirty (30) days of the date of the rental period of this Agreement. Such refund shall be made after inspection of the premises by SHOA and SHOA's assessment of any such loss or damage shall be binding upon the parties hereto. If damage is in excess of the deposit, Renter will be held liable and billed accordingly. Renter is entitled to make a pre-event inspection of the Clubhouse to identify any pre-existing damage which should be set forth in Exhibit A.

Rules, Obligations, Covenants and Conditions Precedents:

- a. As a condition precedent to this Agreement, the Renter's Association Dues must be current.
- b. Maximum occupancy of the Clubhouse is 50 people. Renter will not allow occupancy limit to be exceeded. All
- c. functions occurring Sunday through Saturday must be concluded by 12:00p.m.  
This includes clean-up time. Failure to vacate the Clubhouse by the applicable time will result in the forfeiture of the Damage Deposit.
- d. Loud activities, including music, must be kept to a reasonable level and not be heard by the surrounding homes. No
- e. gambling of any sort is allowed in the Clubhouse.
- f. No smoking is allowed in the Clubhouse or on the Clubhouse premises. Pets,
- g. bicycles, skateboards and skates are not allowed in the Clubhouse.
- h. All guests of the Renter shall maintain appropriate attire at all times.
- i. In the event there are minors (under the age of 18) present at the function, Renter must maintain a ratio of one adult for every nine minors.
- j. SHOA is not responsible for any lost, stolen or damaged personal property.
- k. Renter agrees not to access or allow his/her guests to access the cabinets in the Clubhouse.
- l. Renter agrees not to allow open flames to be used at the Clubhouse with the exception of cake candles.
- m. Renter agrees not to display any advertisements outside the Clubhouse
- n. Renter agrees not to violate any local, city, state or federal laws of any nature. Renter
- o. agrees not to move any Clubhouse furniture outside.
- p. Renter agrees not to use duct, packing, masking tape, tacks or nails on or in the Clubhouse.
- q. Renter agrees not to perform or permit any practice which may cause a nuisance to the surrounding homes. Renter
- r. agrees not to allow any rubbish, waste materials or other products to accumulate upon the premises.
- s. The following cleaning is required at the conclusion of the rental period:
  - i. Bag all trash and remove from clubhouse. Place
  - ii. clean liners in all trash receptacles. Return all
  - iii. furniture to its original location
  - iv. Clean refrigerator, microwave and coffee pot, and any other appliance present in the Clubhouse. Sweep,
  - v. mop, vacuum Clubhouse.
  - vi. Wipe down all walls/ceiling as necessary.
  - vii. Pick up all trash around clubhouse premises that pertained to rental.

Alcohol:

If the Renter intends on having alcohol on the Clubhouse premises there is an additional \$100 Deposit due and the renter will need to provide their homeowner insurance information (company name, policy# & contact phone#). All city, State & National laws must be followed in reference to the use or consumption of alcohol. Please complete Exhibit B.

**Clubhouse Key:**

The clubhouse key will be available for you to pick up from Prestige Management Group. The office number is 336-378-1778. See Exhibit A for Key pick up times. The key must be returned in an envelope by stated date & time listed on Exhibit A. Late key returns will be assessed a \$25 fee per day. Your security deposit will be returned to you by mail, pending a clean post-rental inspection.

**Indemnification:**

Renter agrees to indemnify, hold harmless, and defend SHOA, against any and all losses, liabilities, obligations, claims, damages (including enhanced and punitive damages), penalties, causes of action, settlements or expenses (including reasonable attorneys' fees), as incurred, resulting from, arising out of, or relating to this Agreement or the negligent acts (specifically including intentional and gross negligence) or willful omissions of the Renter, in Renter's performance of its obligations under this Agreement.

**Attorneys' Fees:**

In the event Renter breaches any of the terms of this Agreement, Renter shall pay all reasonable attorneys' fees and costs of SHOA incurred in enforcing any of the obligations of this Agreement.

**Cancellation:**

This Agreement may be cancelled by Renter for any reason if Renter provides written notice to SHOA seven (7) days prior to the Date of Event, and in such instance Renter shall be entitled to a full refund of the Rental Fee & Damage Deposit. In the event that Renter elects to cancel this Agreement but fails to provide written notice to SHOA seven (7) days prior to the Date of Event, then Renter shall not be entitled to the refund of the Rental Fee. This Agreement may be cancelled by SHOA for any reason if SHOA provides written notice to the Renter fifteen (15) days prior to the Date of Event, and in such instance SHOA shall refund the Rental Fee & Damage Deposit to Renter or if the Clubhouse is deemed unusable for safety reasons, repairs or renovations.

**Miscellaneous:**

- a. This Agreement will not be binding upon the parties until it has been signed herein below.
- b. This Agreement contains the entire agreement and understanding between the parties with respect to the subject matter hereof, and merges all prior discussions, representations and negotiations with respect to the subject matter of this Agreement.
- c. The headings used in this Agreement are for convenience and reference only and are not intended to be part of or to affect the meaning or interpretation of this Agreement.
- d. No amendment or modification hereof shall be valid or binding upon the parties unless made in writing and signed by both parties. None of the terms, covenants, and conditions of this Agreement can be waived except by the written consent of the party waiving compliance.
- e. Any ambiguity in this Agreement shall not be construed against SHOA.
- f. If any section of this Agreement is found by competent authority to be invalid, illegal or unenforceable in any respect for any reason, the validity, legality and enforceability of any such section in every other respect and the remainder of this Agreement shall continue in effect.
- g.

In Witness Whereof, SHOA and Renter respectfully executed and delivered this Agreement, pursuant to the uses and purposes that are described and contained in this Agreement herein.

Renter(s): \_\_\_\_\_ (Print Name)

Signature: \_\_\_\_\_ (Sign Name)

Renter(s) Address: \_\_\_\_\_

**For Office Use Only**

Approved By: \_\_\_\_\_ (Print Name)

Signature: \_\_\_\_\_ (Sign Name)

Date: \_\_\_\_\_

HOA Dues Current  yes  no      Approved  yes  no

Rental Fee Received  \$50.00  \$75.00 Date: \_\_\_\_\_ Check #: \_\_\_\_\_ or Money Order# \_\_\_\_\_

Damage Deposit Received  \$100.00 Date: \_\_\_\_\_ Check #: \_\_\_\_\_ or Money Order# \_\_\_\_\_

Alcohol Deposit Received  \$100.00 Date \_\_\_\_\_ Check #: \_\_\_\_\_ or Money Order#: \_\_\_\_\_

All signature blocks of this agreement must be signed and returned with rental fee within 3 days of rental reservation date in order to secure the requested rental date and the damage deposit check is due 10 days prior to day of rental. Please write two separate checks, both payable to Storrington HOA, with the reservation date noted on the check. Rental agreement forms and checks may be mailed to PRESTIGE MANAGEMENT GROUP, 2102 N. Elm St, Suite M, GREENSBORO, NC 27408

Rental Agreement for use of  
The Storrington Homeowner's Association, Inc. Clubhouse

**Exhibit A**

Clubhouse Key:

Rental Day	Key Pick Up Date	Key Return Date
Monday - Friday 9am - 3pm	8:30am day of Rental	by 5pm day of Rental
Monday - Thursday 4pm - 12pm	3:30pm day of Rental	By 9am day after Rental by
Monday - Thursday 9am - 12pm	8:30am day of Rental	9am day after Rental
Friday 4pm - 12pm	11:00am day of Rental	by 9am the Monday following Rental by
Friday 9am - 12pm	8:30 am day of Rental	9am the Monday following Rental
Saturday & Sunday 9am - 3pm	*11am the Friday before	*by 5pm day of rental
Saturday & Sunday 4pm - 12pm	*11am the Friday before	*by 9am the day after Rental
Saturday & Sunday 9am - 12pm	*11am the Friday before	*by 9am the day after Rental

\*Note: If the homeowner is unable to pick up the key by 11 am the Friday before then the key will be provided by a Board Member & the Renter will be notified of the assigned Board Member by the Thursday prior to the rental & the key must be returned to that Board Member by specified return date. The renter must notify Prestige 1 week prior to rental date that they need to acquire the key from a Board Member.

\*\*If the return date is a holiday or Prestige's office is closed, please place key in the envelope provided & insert it into drop off box at Prestige's office or the Clubhouse mailbox. This is based on where the key was picked up from.

\*\*\*Clubhouse Security Code will be provided when key is picked up along with the instructions on how to properly arm and disarm the alarm..

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Pre Event Premises Inspection (Please list all) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Provide pictures if possible & if more room is needed, write below or on the back of this form)

RENTER(S) Initial(s) \_\_\_\_\_ SHOA Board Member Initials \_\_\_\_\_

Post Event Premises Inspection (Please list all) \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Provide pictures if possible & if more room is needed, write below or on the back of this form)

RENTER(s) Initial(s) \_\_\_\_\_ SHOA Board Member Initials \_\_\_\_\_

Deposit refund \$ \_\_\_\_\_ Date: \_\_\_\_\_