



CLUBHOUSE RENTAL AGREEMENT

The undersigned agrees to rent the Park Recreational Development, Inc. clubhouse on _____

from _____ to _____ for the purpose of _____.

In consideration of the Park Recreational Development renting the clubhouse to me, I agree to be responsible for any and all loss or damage to the property, which may be incurred during the rental period or resulting directly from the rental of the clubhouse by me.

As a PARK AT RIVER'S EDGE PROPERTY OWNER:

- I hereby agree to a \$200.00 deposit and a charge of \$350.00 rental fee for the use of the facility. The \$200.00 deposit check will be shredded if the Clubhouse is in good condition after my event. **Please make checks payable to PARK RECREATIONAL DEVELOPMENT.**
- I hereby agree that I will be present at the Clubhouse during the entire rental period.
- I understand that the board will appoint an individual to check on my event, and if they deem it necessary, they have the authority to shut down my event immediately. Should this be necessary, my fee and deposit will not be refunded.
- If I fail to comply with all the covenants and conditions, described hereafter, then I understand I may forfeit my deposit and that I am responsible for any amount exceeding my deposit for any loss or damage to the property of the Clubhouse to be paid in full within thirty (30) days after demand.

In my use of the Clubhouse during the rental period, I agree to comply with all of the following rules and conditions:

1. Music must be kept at a reasonable volume. The party MUST be moved inside the Clubhouse and quiet after 11:00 p.m. on weekends and 10:00 p.m. on weeknights. All guests must be gone by 12:00 a.m. on Friday and Saturday and 11:00 p.m. Sunday through Thursday nights. Guests must be quiet in parking lot when leaving.
2. Guests shall be limited to Seventy-Five (75) people.
3. No tailgating or partying in the parking lot is allowed. The party must be contained in the clubhouse and surrounding area.
4. The clubhouse, including restrooms and the surrounding grounds, must be left in the same condition as found. The clubhouse shall be returned to such condition by 10:00 a.m. the morning following the function. The oven, stove, and HVAC system must be turned off. Any fires in the interior or exterior fireplaces must be completely extinguished. Grills must be extinguished. All lights must be turned off unless designated as safety lights. *All doors must be locked.*
5. **No staples, pins, tacks, or tape shall be used on any portion of clubhouse, interior or exterior. No banners or posters may be hung on the walls, ceilings, cabinets, or doors. Clean up fees will apply.**
6. No charcoal or hibachi grill may be used. A gas grill is available for a rental fee of \$25.00.
7. An alphabetical list must be supplied to the guard 2 days before the event so they will know who to let in. Guard hours are Monday – Friday 7:00 to 7:00, Saturday and Sunday 8:00 to 4:00. An access code may be assigned for after guard hours.
8. No glass is to be near the pool area. No drinks are allowed in or at the edges of the pool.
9. **Because of safety reasons the gate going into the pool area must remain closed at all times and glass is not allowed out of the clubhouse.**

THE PARK AT RIVER'S EDGE SWIMMING POOL RENTAL AGREEMENT

I hereby agree that the use of the swimming pool requires a rental fee of twenty-five dollars (\$25.00). This use is not exclusive to my guests. DHEC rules limit the number of swimmers to sixty (60). While the pool is rented, residents of The Park at River's Edge have priority over my guests should numbers exceed the limit. I agree and understand that I will be present at the pool during the entire rental period. I agree to abide by the pool rules listed at the entrance.

I also acknowledge and understand that there will be NO lifeguard on duty to guard said pool during the rental of the facility. Therefore, I do hereby agree to release The Park at River's Edge and its members and the Board of Directors from any and all claims or liability of any nature to my guests or me arising from said rental

during the period of this agreement dated _____.

Initial _____

GATE CODES/GUEST ENTRY

I understand that I am responsible if I provide my guests with a gate code to enter The Park at River's Edge, and that I am responsible for their actions while on the property. I understand that the management company for The Park at River's Edge will provide said gate code, valid only during the rental period. I understand and agree that I will not post the gate code as this would encourage vandalism and compromise the purpose of a gated community. If my guests will be arriving during guard hours, a list of guests in alphabetical order will be given to the guard 3 business days prior to my event. Those not on the list will not be allowed in. Guard hours are Monday – Friday 7:00 to 7:00, Saturday and Sunday 8:00 to 4:00.

I hereby understand my responsibilities in the rental of this property.

For directions to clubhouse for your invitations use address 7971 Riverbirch Lane, No. Charleston, SC 29418

I expect to invite approximately _____ guests.

____ I will ____ will not be using the pool. (+\$25)

____ I will ____ will not be using the grill. (+\$25) **Grill must be cleaned after use.**

____ I would ____ would not like exclusive use (with the exception of residents getting soda out of the machine and then leaving the deck area) of the patio/deck area behind the clubhouse. (+\$25)

RENTAL FEES AND DEPOSITS MUST BE PAID WITH 2 SEPARATE CHECKS.

I HEREBY AGREE that the terms of the rental contract involve the rental of the Clubhouse facility only, and do not include the use of the swimming pool unless requested and paid above.

I HEREBY AGREE with these terms and understand that any violation of the above rules will result in the forfeit of my \$200.00 deposit.

Applicant's name (Please print) _____

Applicant's signature _____

Address _____

Phone _____ Email: _____ 08/11

If you have any questions please email the HOA Community Manager Marieke Guerra-Daly at Marieke@imcchs.com