

CLUBHOUSE RENTAL TERMS AND REQUIREMENTS

DUNWOODY OAKS/LENNOX LAKE

RULES FOR USE

1. Only Dunwoody Oaks/Lennox Lake homeowners or renters may reserve the clubhouse.
2. Homeowners/renters are NOT eligible to use the clubhouse if annual dues are not current, or if any outstanding fines for violations are due.
3. Clubhouse guests are not allowed to access the pool.
4. Clubhouse guests are not allowed on the exercise equipment. Please keep in mind the gym will be available for all other residents during your rental.
5. No one under 18 years of age is permitted in the clubhouse without adult supervision.
6. Clubhouse is to be closed and cleaned by 10pm. The clubhouse is not to be used for overnight stays. No exceptions, must be gone by 10pm.
7. (50) chairs and (10) 6ft tables are for your use during rental. Clean and store back to their original spot after reservation.
8. No tape on walls or windows (painters tape ok). Deposit will not be returned if tape is used. Please use command strips if needed.
9. No confetti or dots for decorations.

RESERVATIONS

First check the calendar at www.dunwoodyoakslennoxlakehoa.com to make sure your desired date to rent the clubhouse is available. If available, contact designated HOA member (end of page 2) for clubhouse rentals to get your reservation on the calendar.

Fill out rental agreement and two separate checks.

- One for \$50. Make out to Dunwoody Oaks HOA and write Rental/DOLL in the memo.
- One for \$100. Make out to Dunwoody Oaks HOA and write Deposit/DOLL in the memo.

Make arrangements for the designated HOA member to collect the signed rental agreement and two checks. They will turn in to the management company. Date will not be reserved and marked on calendar until collected. Deposit will be returned to you after HOA member inspects that the clubhouse is clean, keys are back in the lockbox, and that the clubhouse is exactly how you found it. The checks must be fully funded at the time written. Rental checks will not be returned if you cancel your rental. If proper notice of cancellation is given, you may use a future date instead.

CLEANING CHECKLIST

The cleaning checklist must be completed immediately after your rental. Please do not plan to come back at a later date. Cleaning supplies are in the clubhouse closet next to the mirror.

- ✓ All trash must be emptied and put in large trash bins outside of the clubhouse/gym.
- ✓ Wipe down chairs and tables. Return stacked to their original spot.
- ✓ Clear out refrigerator. Remove all food or drinks.
- ✓ Make sure all appliances are turned off.
- ✓ Wash any dirty dishes, clean sink, and wipe down countertops. Supplies under sink.
- ✓ Clean spots on walls, mirrors, windows, and doors.
- ✓ Vacuum the carpet and remove any heavy spots on the carpet.
- ✓ Remove any garbage from the patio and playground if used.

RELEASE AND IDEMNIFICATION

Facility: Dunwoody Oaks Homeowners Association, Inc. clubhouse

Dunwoody Oaks Homeowners Association, Inc. exercise facility.

User assumes all responsibilities, risks, liabilities and hazards incidental to the holding of the function at the facility (including, but not limited to, the serving of any alcoholic beverages; equipment brought into or onto the facility; etc) and irrespective of any acts or omissions by the association or its agents, whether negligent, intentional or otherwise. User releases and forever discharges the association, it's officers, directors, employees, agents and members, past, present and future, and agrees to defend, indemnify and hold the same harmless, from and against any and all losses, expenses, liens, claims, demands and causes of action of every kind and character (including those of the permittees, agents, licensees and invitees of user) for death, personal injury, property damage or any other liability damages, fines or penalties, including omission on the part of user, it's employees, invitees, permittees, agents or licensees, arising out of or in connection with user's use of the facility."

This is a drug free facility. No smoking or vaping allowed inside the clubhouse.

GPS Address for your guests: 101 Northfield Lane Simpsonville, SC 29681

Please fill out and detach the following Clubhouse Rental Agreement. This signed agreement, along with two written checks as described above need to be turned in to:

Kathleen Kemme (Designated HOA Member for Rentals)

Email: kath.kemme@gmail.com

(864) 901-2202

CLUBHOUSE RENTAL AGREEMENT FOR DUNWOODY OAKS/LENNOX LAKE

I have read and agree to the terms and requirements for the clubhouse rental. I understand that my deposit may be forfeited if:

- If I use tape on walls or windows.
- Any of the above cleaning items are not completed when I leave clubhouse.
- The keys are not returned to the lockbox immediately after rental.
- If your guests use or play on the exercise equipment. (Cameras on sight)

Acknowledgement:

I understand that the exercise room and bathrooms must remain available to all other residents during my rental. Initial: _____ Date: _____

Name: _____

Address: _____

Telephone Number: _____

Email: _____

Type of Event: _____

Rental Date: _____ Rental Time (Approx): _____

Signature: _____ Date: _____

COMMUNITY MANAGEMENT PARTNERS LLC

PHONE: (864) 568-5800

EMAIL: doll@hoapartner.com

ADDRESS: 7 DAVIS KEATS DRIVE

GREENVILLE, SC 29607

Date Update: 1/31/24