



Clubhouse and Pool Event Rental Information & Application

Reserved special events may be held at South Island Plantation clubhouse & pool pavilion by property owners only. To reserve the clubhouse and/or pool owners' account must be current and in good financial standing. Areas available for special events include the clubhouse, porches, restrooms, parking areas, bar, kitchen, and pool. Pool area rentals are considered on a case by case request during the open pool season. Offseason is often easier to reserve the pool area which makes an excellent area for music and dancing.

One event per year is permitted for each lot owner. Additional events are subject to board approval. Private events may be scheduled by property owners on a first come/first served space available basis. Wedding events are separate from this agreement and those guidelines, requirements, and costs are posted separately on the HOA website. Clubhouse occupancy is limited to 90 people.

The hosting property owner must be in attendance at any scheduled private event for the entire event. Such events must be scheduled through Community Management Group 843-795-8484 x332, and will be classified as one of the following: Day Event- an event that will end before 6:00pm. There will be a deposit of \$500, a \$300 rental fee and a \$200 cleaning fee. (3 separate checks needed) Evening event- an event that will end after 6:00pm. There will be a deposit of \$500, a \$300 rental fee and a \$200 cleaning fee. (3 separate checks needed) Application and all fees and deposits must be received within 5 days from the time of booking to confirm your reservation. Reservations not confirmed per above within this time frame will be automatically canceled without notice to Owner. Owners are encouraged to request and obtain written confirmation from Managing Agent.

Owners are to call the management office one week in advance of their function to arrange to obtain a temporary gate code for guests. The gate code is NEVER to be affixed on the keypad station or publically displayed so that unannounced visitors may enter the community. Furniture arrangement and the facility must be left in the condition in which it was found and all garbage generated must be bagged and removed off premise. The facility will be cleaned by the cleaning service by 10:00 a.m. the following day unless there is an event the following day. If there is an event the next day, the facility must be cleaned the same day as the event. Permission must be received to remove and store clubhouse furniture to allow large parties. If approved furniture must be back in place no later than 12 hours after the event.

No decorations or temporary fixtures may be affixed to the clubhouse walls or architectural features with nails, tacks, staples, glue, tape or similar application that may cause damages to surfaces or paint finishes. The premises will be inspected after the event by the community association manager. Any damage noted will be billed to the hosting property owner. The clubhouse has only one small dumpster container. It is extremely important, therefore, that garbage generated at private functions be disposed of off the property. Using the

dumpster will result in a \$100 garbage removal assessment.

The property owner reserving the complex is responsible for the conduct of guests associated with private activity. Regular closing hours for clubhouse functions shall be 12:00 midnight unless otherwise approved. Neither the community management company nor the Assembly assumes any liability for personal injury to property owners or their guests using the pavilion complex or for the loss of personal property.

The Assembly and community manager reserve the right to refuse the use of the complex by any group or organization whose size or type of event is likely to strain the facilities or constitute a hazard in the event of a fire or other emergency. SMOKING IS NOT PERMITTED INSIDE THE CLUBHOUSE OR POOL AREA AT ANY TIME. There are designated smoking areas on the patios where outdoor ashtrays front and back are provided.

By order of the City of Georgetown Fire Marshall, no grease cooking or deep frying will be allowed in the kitchen or on premise. Outside grilling on the south end of the clubhouse on the grass area will be granted with approval. Surveillance monitoring is online 24 hours a day.

Please take care of your amenities. A private function host agrees to respect the "quiet enjoyment" of the residents of the neighborhood. No owner or guests shall park their vehicles on the grass. The owner hosting the event will be issued a fine if this occurs. The owner is responsible for turning off all lights at the end of the event. Hosting property owners are fully responsible for locking up and securing the building, kitchen and storage areas immediately following the event. With the exception of service animals, no animals are permitted anywhere within the pavilion complex at any time.

No fireworks are permitted in the community or community pavilion complex at any time. The homeowner is responsible for the cost of any repair damages due to their or their guests' negligence. Absolutely no individual glass bottles or glassware allowed on premises. Alcoholic Beverages: If any alcoholic beverages are to be present on the premises described herein, the owner hosting the event shall obtain host liquor liability insurance with liability limits of \$1,000,000 and South Island Plantations listed as co-insured. Alcohol shall not be sold on the premises without proper permits.

Compliance with laws and Governing Documents: The owner hosting the event shall ensure compliance on behalf of himself/herself and guests with all Town ordinances, state laws, any and all applicable regulations pertaining to the operation of the facility and the conduct of the function held therein, including the Restrictive Covenants, Bylaws, Rules and Regulations for South Island Plantation. FINES: There is a \$150.00 fine per offense if any of the above rules are violated. This will be deducted from your deposit.

The HOA shall have the sole right of possession and ownership of all articles left in or around the facility if not reported and claimed within 24 hours.

CLOSING CHECKLIST

- All furniture should be placed in the original position if moved for the event.
- All trash and excess/perishable food must be bagged, sealed and removed from the facility after the event.
- No clubhouse artwork on walls can be moved.
- All countertop/tabletops and furniture must be wiped down, and floors swept.
- All doors should be closed and locked.

APPLICATION

What type of event is this: _____

Name of Owner Requesting Rental _____

Property Address or lot # _____

Mailing Address (if different) _____

Phone Number: _____ Cell Phone Number: _____

Email address: _____

Date of Rental: _____ For the Hours of : _____ am/pm to _____ am/pm

Approx. No. of People _____ For the Purpose of: _____

Alcohol present? ___ Yes ___ No (If Yes, additional requirements apply).

REQUIRED SIGNATURE

As the owner hosting the event above, I certify that I have read these Rules and Procedures in their entirety and by signing below I agree to comply fully with the terms provided herein.

I acknowledge that neither the Assembly nor its management company, Community Management Inc. has assumed liability for, nor shall they have liability for, the actions or inactions of myself and my guests and invitees. Any injury, damage or loss to any person or property sustained while using the community pavilion complex premises in connection with this event, including any and all injuries or damages that may arise relating to the consumption of alcoholic beverages on the premises.

On behalf of myself, my heirs, successors and assigns and on behalf of my guests and invitees, their heirs, successors and assigns, I hereby waive and forever release the Assembly and Community Management Group, their officers, directors, agents, members, shareholders, successors. Assigns from any claims which I or my guests and invitees now have or may hereafter have relating in any way to any loss, damage or injury that may be sustained in connection with the use of the clubhouse premises, including consumption of alcoholic beverages.

On behalf of myself, my heirs, successors and assigns, and on behalf of my guests, their heirs, successors and assigns, I agree to indemnify, defend and hold harmless the Assembly and Community Management Group, their officers, directors, agents, members, shareholders, successors and assigns against any and all claims, demands, damages, costs, and expenses. Including reasonable attorney’s fees arising out of the use of the community pavilion premises, the clubhouse, pool, parking lot and sidewalks appurtenant thereto, by myself, my guests

and invitees, or as a result of any activity including consumption of alcoholic beverages, engaged in while using the facility.

I understand that I will be responsible for any costs and reasonable attorney's fees incurred by the Assembly in the enforcement of this Agreement.

Signature

Printed Name

Date

~~ FOR OFFICE USE ONLY ~~

PARTY BOOKED ON CALENDAR: Date _____

All forms, fees, deposits must be received within 5 days of booking.

FEE TO BE CHARGED: \$ _____ (NON-REFUNDABLE)

SECURITY DEPOSIT RECEIVED: \$ _____ (REFUNDABLE)

PROOF OF HOST LIABILITY INSURANCE (IF REQUIRED) _____

CHECK(S) RECEIVED:

#: _____ AMOUNT: \$ _____

#: _____ AMOUNT: \$ _____

#: _____ AMOUNT: \$ _____

ARRANGEMENT FOR PASSWORD TO FACILITY: _____

POST PARTY INSPECTION: _____ Date _____ Initials _____

REFUND REQUESTED: _____ Date _____ Initials _____

AMOUNT OF REFUND: \$ _____