

# Peppertree Clubhouse Rental Agreement

rev 3

Renter's Name: \_\_\_\_\_  
Peppertree Address: \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Phone #: \_\_\_\_\_  
Description of Event: \_\_\_\_\_

Date of Event: \_\_\_\_\_  
Approx. # of Attendees: \_\_\_\_\_ **(NOTE: Fire Marshall limits number of attendees to 70 people)**

**Rental Events are limited to the hours of 8AM to 10PM. Everyone must be out of the building AND parking lot by 10PM on the day of the Event!**

## **CLUBHOUSE RENTAL & DEPOSIT FEES:**

Clubhouse Rental Deposit Fee: \$100  
Clubhouse Rental Fee: \$100.00

**THE CONSUMPTION OF ALCOHOL IS NOT PERMITTED ON HOA OWNED PROPERTY OR AT HOA-SPONSORED EVENTS**

## **CLUBHOUSE RENTAL DEPOSIT FEES:**

Deposit fees are refundable if there are no damages noted at the end of the rental period. An HOA Board Member will meet with the renter(s) prior to the event. "Before" pictures will be taken by the board member of the clubhouse walls, floors, windows/blinds, doors, bathrooms and kitchen area. The board member and the renter will both agree and initial below, attesting to the condition of these items prior to the rental. After the rental period is complete, the board member will review the condition of the items listed above, based on the "before" pictures. If no damages are noted, the renter's deposit will be returned.

If damages are noted, the board member will notify the renter of the damage(s). The renter may review the "before" pictures to confirm the damage(s). If the cost to repair the damage(s) is less than the deposit fee, the remaining deposit fee will be returned to the renter. If the damage(s) exceeds the amount of the deposit, no deposit will be returned and the renter will be billed for the excess costs. Any billed amount not paid within 30 days will be added to the Homeowner's HOA account, which will accrue interest at the normal rate on that account. Without a \$0.00 balance on the account, the homeowner's pool keycard will be suspended, clubhouse rentals requests will be denied, and all other HOA privileges will be revoked until such time as the account is paid in full.

## **CLUBHOUSE RENTAL PERIOD:**

An HOA Representative will meet with the renter(s) the day before the event to review this rental agreement and document the "before" conditions. The renter will be provided a key to gain access to the clubhouse as well as instructions for dis-arming / arming the security system and operating the heating / cooling system. The rental agreement must be signed, completed and returned to the board member before the start of the event. **The attached "CLUBHOUSE CLEANING CHECKLIST" must be completed at the end of the event. The clubhouse key must be dropped in the Peppertree mailbox at the end of the event. Please note that on the day of the event, the event period is 8am – 10pm. All personal items must be removed from the clubhouse by 10pm. The following day is the start of a new rental period.**

A fee of \$10.00 per day will be charged to the renter for each additional day the key is not returned.

**RENTER MUST INITIAL each of the following statements below:**

The renter(s) and HOA Board member agree on the conditions of the clubhouse as documented by the “before” pictures taken by the Board Member. \_\_\_\_\_

The renter(s) listed above understands and agrees to all the covenants, by-laws, and conditions regarding the use of the Peppertree Homeowner’s Association Clubhouse for the above-referenced event. \_\_\_\_\_

Renter accepts all responsibility for any damage to the furnishings, any personal property, the clubhouse structure, or any other portion of the clubhouse premises as a result of the event. \_\_\_\_\_

Renter acknowledges that rental of the clubhouse pursuant to this Agreement does **NOT** include the use of the pool or pool deck area. \_\_\_\_\_

**RENTER MUST BE PRESENT AT ALL TIMES DURING THE EVENT.** Renter may not rent the clubhouse for someone else and then not attend the event. If the HOA discovers that a property owner is renting the clubhouse for someone else and is not in attendance, the property owner will forfeit their deposit and will not be able to make future rentals. The clubhouse rentals are intended for Peppertree property owners. \_\_\_\_\_

The parking lot MAY NOT be used as a part of the event other than for guest parking. The picnic tables located in the wooded area adjacent to the clubhouse are available to renters on a “first come, first serve basis”. If another property owner or family is utilizing the area on the day of your rental, you cannot ask them to leave.  
\_\_\_\_\_

The clubhouse and all Peppertree property is a smoke-free zone. Smoke smell detected in the building will forfeit the deposit. \_\_\_\_\_

The attached “Clubhouse Cleaning Checklist” must be completed and all items checked before leaving the premises at the end of the event. Leave the completed checklist on the clubhouse counter. \_\_\_\_\_

No animals are allowed in the clubhouse, except guide and assistance dogs. \_\_\_\_\_

Renter(s) are responsible for keeping the clubhouse secure by locking all doors and arming the alarm when not present. Renters are also responsible for properly setting the alarm. If a false alarm is triggered and the Greenville County Deputies are called to respond, these charges will be deducted from your deposit. \_\_\_\_\_

Renter(s) are prohibited from using “bounce houses” or trampolines inside the clubhouse or on HOA property. If you have a question regarding any equipment that you may be planning to use as part of your event, please discuss this with the HOA representative \_\_\_\_\_

The Peppertree HOA reserves the right to enter the clubhouse during the event and terminate the renter’s use thereof if the HOA believes that the renter has violated any term hereof or should the conduct of any person using the clubhouse endanger the health, safety, or well-being of any person or constitute a threat to any property. \_\_\_\_\_

Renter agrees to indemnify and hold harmless the HOA, its officers and directors against any and all claims, liabilities, losses, damages, actions, costs, expenses, and demands of any party made against the HOA arising out of or connected in any way with the event. \_\_\_\_\_

**I understand and agree to all of the above rental conditions.**

Peppertree Homeowner (Renter's) Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

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

Peppertree HOA Representative (BOARD MEMBER): \_\_\_\_\_

Date \_\_\_\_\_

Please write two checks payable to: Peppertree HOA.

- One check for the rental deposit
- One check for the clubhouse rental

The Peppertree HOA Representative will collect the checks when he/she meets with the renter(s) to discuss / review the rental agreement.