

SAWGRASS PLANTATION OF KILLEARN HOMEOWNERS ASSOCIATION

Clubhouse Rules - Proposed 10/30/97

Revised 4/8/99

Revised 2/18/10

Revised 3/17/12

The person who reserves the clubhouse should inspect it before use, but, in any event, must be physically present during the entire function, and will be responsible for the following minimal requirements after use:

1. Remove food and decorations.
2. Wipe down table tops.
3. Pick up all rubbish, sweep floors and vacuum carpet.
4. Empty wastebaskets (including bathrooms).
5. Remove all trash from the clubhouse and deposit in City receptacle outside of clubhouse.
6. Pick up all outside trash and debris which resulted from clubhouse use.
7. Lock all windows and doors.
8. Turn off all lights and heat/air conditioning.

NOTE: \$75 of the \$100 deposit will be refunded if the above items are done and if the keys are returned before 1PM the next day.

OWNER MUST BE CURRENT IN PAYMENT OF HOMEOWNER FEES TO RENT THE CLUBHOUSE

THE CLUBHOUSE IS FOR RESIDENTIAL USE (NOT COMMERCIAL USE) ONLY

CLUBHOUSE USE DOES NOT INCLUDE USE OF POOL OR PATIO AREAS

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The clubhouse keys are maintained by the Managing Agent at the office located at:

Florida Association & Property Management, Inc.
2121 Killarney Way
Tallahassee, Florida 32309

Mailing:
Post Office Box 11143
Tallahassee, Florida 32302

The clubhouse is for the use of owners, residents and their invited guests and cannot be reserved for use by the invited public or others. The owner or resident who reserves the clubhouse must be present during the entire function.

A \$100 deposit is due when the reservation is made at Florida Association & Property Management, Inc., and the reservation will not be confirmed until the deposit is paid. All deposits will be deposited to the Association account; and if a check is given for the deposit, it must have time to clear prior to the use of the clubhouse by the Sawgrass Plantation of Killearn resident. \$25 of the deposit will be retained to cover utility costs, and \$75 of the deposit will be refunded if the key is returned by 1 PM on the day following the clubhouse use, provided the clubhouse is clean and there is no damage. The user is responsible for all damages and cleaning, and a deduction will be made from the deposit for any costs incurred by the Association to return the clubhouse to the condition it was in prior to the rental. If the deposit is not adequate to cover any and all damages, the property owner will be billed for the difference. If property owner fails to pay the bill for damages, such failure shall be deemed an assessment against the property owner's unit, and the homeowners' association shall have the right to record a lien against the property owner's unit for the amount of the assessment in accordance with the provisions of Section 617.301(1) of the Florida Statutes, and to enforce any other rights afforded by applicable law including but not limited to those set forth in Section 31 of the General Homeowners Association Agreement. User and/or property owner agrees to indemnify and hold harmless the homeowners' association and the Managing agent for any and all liabilities, losses and damages related to or arising out of the user's use of the clubhouse.

A checklist for minimum cleaning and lock-up is on the back side of this form. Failure to comply will result in a deduction from the deposit.

USE OF PATIO AND POOL ARE NOT INCLUDED WITH CLUBHOUSE USE.

Guest limit: 50

Functions: Sunday through Thursday must end by 11:30pm.
Friday and Saturday must end by 12:30am.

I have read the above rules and agree to comply.

Tenant's Signature Date Owner's Signature Date

Name: _____ Date of Use: _____

Address: _____ Time: _____

Deposit Paid (\$100) _____ Type Function _____

of People _____ Phone # _____