

Clubhouse Rental Agreement and Waiver

Abbotts Run Homeowners' Association

Purpose

This agreement is to be used for rental use of the Abbotts Run clubhouse.

Waiver

The undersigned agrees to hold harmless the Abbotts Run Homeowners' Association, Inc., its Board of Directors, and its committee members or other agents for any acts of the undersigned or any guest while using the clubhouse or pool at Abbotts Run.

Liability for Damages

The undersigned accepts liability for damages done to the facilities by his or her guests, and for damages incurred by guests while on the premises.

Terms of Rental

Effective May 1, 2004, there is a \$50 rental fee and a \$100 refundable cleaning deposit required for use of the clubhouse/pool. The clubhouse key, along with the signed clean-up checklist must be returned by noon the day following the rental to **Hong Tang (5935 Abbotts Run Trail)**. The cleaning deposit will be returned after verification that no damage was incurred, all areas are determined to be satisfactorily cleaned, and all trash has been removed from the facility. The facilities will be inspected to determine the condition after each rental.

Any person renting the clubhouse will be allowed to have their guests use the pool (during the pool season) as long as the pool rules are followed, but the pool will not be held exclusively for the person renting the clubhouse. Other Abbotts Run members and their guests will be allowed to use the pool during the period the clubhouse is rented.

The undersigned renter must remain on-site for the entire duration of any parties or events, or as long as any non-member guests are present anywhere on the Abbotts Run Amenities (pool, clubhouse, tennis courts, and parking area). All events must end by 10pm, including cleaning activities.

Any failure of the undersigned to comply with these terms and conditions may result in the immediate termination of the rental, and forfeiture of all fees or deposits; in this circumstance, guests will be asked to leave the facilities immediately.

NOTICE

Clubhouse reservations are limited to Abbotts Run homeowners of record (or their tenants) who have paid their annual dues and have a zero balance. Members may reserve the clubhouse for up to 3 hours, and events must be concluded prior to 10pm. Clubhouse reservations should be made at least 2 weeks in advance of the date requested. Reservations will be granted solely at the discretion of the Abbotts Run Homeowners' Association, or its Board Members or Officers, and may be revoked at their sole discretion without penalty.

REQUESTER'S SIGNATURE

DATE & TIME OF REQUESTED RESERVATION

REQUESTER'S PRINTED NAME

DATE REQUEST WAS MADE

ADDRESS

APPROVER'S SIGNATURE

CELL PHONE (when on-site during rental period)

DATE OF APPROVAL

Attention: Please make arrangements to pick up your key within 24 hours of the date requested with the following Abbotts Run Social Committee members: **Hong Tang 678-559-2928 5935 Abbotts Run Trail**

Make checks payable and mail to: Abbotts Run HOA, 5905 Abbotts Run Trail, Duluth GA 30097