

**STONECREST VILLAS OF TEGA CAY  
HOMEOWNERS ASSOCIATION**

**Clubhouse Rental Rules and Rental Agreement**

1. For rental purposes, the area to be rented (hereafter referred to as the “rental area”) shall include the great room, kitchenette, and access to the restrooms.
2. Only Stonecrest Villas Homeowners in good standing (not delinquent in homeowner assessments or in violations of Rules and Regulations within the last 3 months) or a Renter, age 21 or older, and in good standing, may rent the clubhouse. If the requestor has had a rules violation, the board may, in its sole discretion, decline the rental request.
3. The rental area is NEVER available for overnight activities or lodging.
4. The clubhouse renter must agree to be present at all times and is responsible for all activities.
5. The clubhouse is NOT to be rented for business purposes or outside organizations of any kind or on behalf of a non-Stonecrest Villas homeowner or renter.
6. Non-rental use of the clubhouse is limited to Stonecrest residents and their guests. The clubhouse must be rented for outside groups such as book clubs, card clubs, etc.
7. The maximum number of 74 people is permitted in the clubhouse great room at any one time.
8. A rental fee check for \$200.00 must accompany the Clubhouse Rental Rules and Rental Agreement form. The form must be signed by the person who is renting and approved by a member of the Board. The form and a single check in the amount of \$200 must be received at least two weeks in advance of the rental date. The check is to be made payable to Stonecrest Villas of Tega Cay. The \$200 rental check is applied as follows: \$125 is for the security deposit and \$75 is for the rental fee. After the rental occurs and the Clubhouse committee representative deems that there are no damages to the Clubhouse, \$125 will be returned to the clubhouse renter.
9. The \$200 rental check will be deposited in the Stonecrest Villas of Tega Cay petty cash bank account before the rental date. If the check is returned for insufficient funds, the bank fee in effect at that time will be charged to the clubhouse renter. The rental fee is subject to change without notice.
10. Caterers, florists, musicians and others, prior to and after the rental of the clubhouse, MUST be accompanied by the clubhouse renter while in the clubhouse area.
11. Alcoholic beverages may not be sold under any circumstances.
12. The use of any alcoholic beverage must be in accordance with state and local laws.
13. By signing this Rental Agreement, the clubhouse renter is responsible for the behavior of all guests and vendors. This is a residential community and boisterous behavior should be minimized. Be a “good Neighbor.”
14. The clubhouse renter and guests must park only in the parking lot adjacent to the clubhouse or available legal street parking (one side of street only, do not block mail boxes or driveways). Vehicles parked otherwise may be towed away at the owner’s expense.
15. There is NO overnight parking in the parking lot. Vehicles parked otherwise may be towed away at the owner’s expense.
16. If the clubhouse area or any other common area is damaged, the Association reserves the right to refuse future use of the clubhouse to the clubhouse renter until the clubhouse renter’s responsibility for the damages are fulfilled.
17. The clubhouse renter assumes FULL responsibility for any damage done to the clubhouse, its contents, or the surrounding common area. The clubhouse renter shall hold harmless the Association from, and indemnify the Association for any claims against the Association for damages, including reasonable attorney’s fees and court costs suffered by the Association.
18. Representatives of the Management Company, Clubhouse and Social Committees reserve the right of free access to all portions of the clubhouse at all times.

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- 19. The Clubhouse is NON-SMOKING.
- 20. Pets are not allowed in any area of the clubhouse or pool.
- 21. It is the responsibility of the clubhouse renter to ensure that the clubhouse is left in the same condition as it was before the event (tables and counters must be cleaned). All trash, decorations, and food are to be removed from the clubhouse and surrounding common areas (including the restrooms). Any existing Holiday decorations such as the Christmas tree may not be moved or taken down.
- 22. Decorations may not be nailed or tacked to painted surfaces. They may be taped to UNPAINTED surfaces only, such as windows. Tape applied to the painted surfaces will remove the paint and will cause a charge to be assessed for repair. All tape, including tape residue, is to be completely removed as part of the cleanup.
- 23. For all events, a member of the Clubhouse Committee will do a walk through after the event. The walk through will be conducted as soon as practical after the event.
- 24. All music including "LIVE" music must be played indoors only and must stop by 11 pm.
- 25. Closing time for the clubhouse is 12:00 a.m. (Midnight) and all cleaning must be completed and everyone must be gone by 12:00 a.m.
- 26. The cost of cleaning or repairing the clubhouse and/or adjacent common areas, as a result of the use by the clubhouse renter or guests (invited or not), will be assessed against the clubhouse renter's security deposit. If the costs exceed the amount of the security deposit, an invoice will be sent and must be paid within 7 days.

NOTE: To reserve the Clubhouse, please contact: Doreen O'Connell, at 803-547-1150 or [gigglesdor@aol.com](mailto:gigglesdor@aol.com).

Signed Rental Agreement and a \$200 check for rental fee/security deposit, payable to Stonecrest Villas of Tega Cay, are to be delivered to Doreen O'Connell, 826 Ledgestone Court, Tega Cay, SC 29708-6516.

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**I have read and understand the Rules for use of the Rental Area and agree to abide by them. The purpose of this event is:** \_\_\_\_\_.

**Event Date:** \_\_\_\_\_ **Start time:** \_\_\_\_\_ **End time:** \_\_\_\_\_

\_\_\_\_\_  
**Stonecrest Villas Renter**

\_\_\_\_\_  
**Unit Address**

\_\_\_\_\_  
**Application Date**

**RENTAL AGREEMENT APPROVED:**

**By:** \_\_\_\_\_  
**Board Member** **Date**