

St. Johns Landing Clubhouse Rental Agreement

The SJJ Clubhouse may be rented only by and for our residents of St. Johns Landing. The resident, being the host renter of the planned party, will be required to be present at all times during the rental and will be financially responsible for all damages that might occur during the rental. The SJJ renter will also be responsible for the safety of all guests and will take all measures necessary to insure their safety. (You cannot exceed the Clubhouse maximum occupancy of 50 people.)

The pool, gazebo, playground, boat ramp/dock and boat trailer parking spaces are our community recreation facilities and are not a part of the rental agreement. The rental is strictly for use of the Clubhouse only. A provided plastic chain rope will be placed beside the pool outside the clubhouse during evening rentals with signs stating Pool Closed. This will be used for safety purposes.

Rental fee:

- A. **A. \$100.00 + \$200.00 Security Deposit**
 - B. **To reserve a date, we must have security deposit plus rental fee 21 days in advance.**
 - C. **The check will be cashed upon receipt.**
 - D. **After the event, we will mail the security deposit portion back to the SJJ resident, after assuring that the Clubhouse has been properly cleaned by the renter and a Board member has determined there were no rule violations or damages.**
 - E. **Cancellations must be made 14 days in advance of the rental date or the rental portion will be kept.**
- No daytime party requests will be taken during the Pool Open season, which runs from April 1st through October 1st. Priorities are given to SJJ Community socials and events, and will be available for viewing schedules on our website...www.stjohnslanding.net.*

Hours:

Rental times for evening parties may be scheduled between 5pm to 10pm and are limited to a maximum of a 4 hour block. *(For example, your party may begin either from 5pm - 9pm, or from 6pm - 10pm.)* Party guests must be out of the clubhouse and parking lot no later than the end of the allotted time for the party, and cleanup will be completed after the party is over or by the next morning. The keys will be returned to the Board member, and the Board member walk through will be scheduled for the next day.

Special rules: Do not tie balloons or other hanging articles to the ceiling fans. Do not use staples, nails or other devices that would mar the walls, ceilings, beams or in any way harm the Clubhouse. No BBQ equipment or any type of specialized cooking of any kind is to be used inside or out in the pool area. No special cooking equipment is to be used inside the Clubhouse, other than our kitchen appliances.

Clean-up will consist of:

Removing all decorations, All trash bagged and Removed from the area, Vacuuming and/or Mopping the floors in case of spills, Cleaning the bathrooms, Cleaning kitchen and Removing all items from refrigerator, Turning lights and fans off, Locking all doors and Closing all gates.
(You cannot prop any gates open as this is a violation of law and also a safety risk.)

Fees:

- A. **\$60.00 lost clubhouse key replacement**
- B. **\$75.00 Clubhouse cleaning fees – if not properly cleaned**
- C. **Any other damages will be charged according to cost**

I have read and understand the terms of the Clubhouse Rental as documented above, and agree to abide by this document: