

Reflections Owners Association

Clubhouse Rental Agreement

Date_____

Renter's Name_____

Address_____

ROA Owner Yes_____ No_____

Phone_____ Email_____

Owner/Sponsor_____ Address_____

Phone_____ Email_____

Type of Event_____ Number of Guests_____ (not to exceed 100)

Date of Function_____ Start time_____ End_____

*****Please Note – The swimming pool is NOT included in clubhouse rental*****

*****Additional arrangements will be needed for use of the piano*****

*****No Fishing Allowed*****

The pool and parking areas must remain available for use by ROA homeowners. No event guests may interfere.

Any violation of the rules and conditions of this agreement will lead to the forfeiture of your security deposit.

ROA reserves the right to intervene and end any event that appears to be in violation of this agreement.

ROA reserves the right to require a list of non-resident attendees.

Rules

1. ROA members must be current with all assessments in order to reserve the clubhouse or any area for exclusive use.
2. The event shall be monitored by the sponsor who shall be held responsible whether present at the event or not. The **renter** must be on the premises during the entire function to ensure the safety of all attendees as well as the protections of ROA property.
3. Parking is limited to paved parking areas only. No parking is allowed in the roadways, residential areas or clubhouse grounds.
4. Cooking or frying with oil, grease, or any other substance that may release a contaminate vapor is strictly prohibited. This is by order of the Richland County Fire Marshall.
5. The clubhouse and grounds immediately surrounding are **no smoking areas**. This must be strictly enforced. Smoking is allowed in the parking areas only.
6. Possession and consumption of alcoholic beverages must be in compliance with South Carolina state law at all times. The possession and/or consumption of alcoholic beverages by anyone under the age of 21 is strictly prohibited. The use of any illegal drugs or substances is strictly prohibited.
7. Security cameras must not be blocked or obstructed in any manner at any time.
8. All events must end by 11 pm. No one is allowed to remain in the clubhouse or on the grounds after midnight.
9. Loud music or excessive noise of any kind will not be tolerated. Should there be any complaints from surrounding homeowners, renters will be given one opportunity to correct the problem. Any further violation of this rule will lead to forfeiture of the security deposit and suspension of use of the clubhouse.
10. ROA will not be responsible for damaged, lost or stolen items or anything left behind.
11. All personal belongings, food, drinks, party decorations and supplies must be removed. Kitchen appliances, cookware, utensils, counter tops and floors must be as they were prior to your event.
12. If rearranged, all furniture must be returned to its original position. All folding chairs and tables must be returned to storage.
13. Floors must be swept and cleaned.
14. The parking areas must be cleared of litter and debris.

Renter Signature_____Date_____

Owner/Sponsor Signature_____Date_____

Pack it in – Pack it Out

*You must take your trash with you. We do not have staff to clean up after your event. If the clubhouse is not as clean and orderly afterwards your **security deposit will be forfeited.***

Any violation or the rules and conditions of this agreement will lead to the forfeiture of your security deposit.

I understand that I am granted exclusive use of the clubhouse and deck only. The swimming pool and parking areas will remain available for use by ROA homeowners.

*Initials*_____

Payment

A security deposit is required. **If a follow up inspection reveals no damage or violations of the rental agreement, the deposit will be returned via mailed check within 30 days after your event.** A check will be mailed to the address provided on this application unless renter provides as alternate mailing address.

All rentals must be coordinated with the Community Manager at the Reflections Owners Association office. The rental agreement must be signed at the time that the deposit and rental fees are collected. Fees and agreement must be handled within 30 days of the event. If your event is cancelled less than 48 hours prior your deposit will be refunded, but the rental fee will not be refunded due to the loss of potential other rental that may have been denied due to your booking.

Rental and deposit fees should be assigned to different checks. One check for both fees will not be accepted. Both checks will be deposited within 48 hours of being received by Reflections. If a bad check is written, the event will be cancelled and the holder of the check will not be allowed to make further reservations for the clubhouse. A \$35 return check fee will be charged. If the returned check is unable to be collected, it will be referred to the Solicitor's Worthless Check Unit.

If the renter is a non-resident of Reflections, a valid state issued ID will be required for copy at the time fees are paid and the rental agreement is signed.

ROA homeowners can submit payment through their CAMs portal. The deposit fee and rental fee will be added to your ledger at the time of reservation. Fees and rental agreement must be handled within 30 days of the event.

Initials_____

Fees

A gate entry code will be provided by the manager on the morning of the event. If the event is on a weekend the temporary gate code will be issued on the afternoon prior. Please call the Reflections office at 803-776-5795 to obtain your code. This code will only be valid for 24 hours.

ROA Owner fees:

Security Deposit: \$150

Rental Fee: No fee required if all attendees are ROA owners

1 to 10 Non-Resident guests: No fee required

11 to 50 Non-Resident guests: \$200

51 to 100 Non-Resident guests: \$400

Non-Owner fees:

Security Deposit: \$500

With piano \$550

Rental Fees:

1 to 50 guests \$500

51 to 100 guests \$800

Lower Patio:

A separate rental agreement must be in place for exclusive use of the lower-level patio area.

Security deposit: \$150

Rental fee: \$50

Renter Signature _____ Date _____

Owner/Sponsor Signature _____ Date _____