

CARBON CANYON 1 HOMEOWNERS ASSOCIATION

CLUBHOUSE RENTAL AGREEMENT

The Carbon Canyon 1 HOA Clubhouse is strictly for the social use and benefit of the residents of Summit Ranch. This is for Clubhouse use ONLY! No playing or use of the Tennis courts is allowed.

It is not for use, at any time, by a for profit business, of any type.

In order to use the clubhouse, you MUST be a resident of the Carbon Canyon 1 HOA in good standing and you must certify you will be present for the entire event. All underage gatherings must be supervised by an adult resident.

A **\$200.00** deposit for the use of the clubhouse is required. The clubhouse must be returned **IN FULL**, to its original condition. Deposit will be returned after clubhouse has been inspected and key is returned. A charge of \$100.00/per day will apply if key is not returned the following business day. **The undersigned homeowner/tenant will pay for any damage to the clubhouse premises resulting from the function.**

The undersigned homeowner/tenant acknowledges receipt of and agrees to abide by the terms of the attached "Rules & Regulations Governing Clubhouse Use". The function will be terminated at the discretion of a HOA representative if such action is deemed necessary due to neighbor complaints, disorderliness or failure to abide by these rules.

Clubhouse hours: Sunday-Thursday 9:00am - 10:00pm, Friday and Saturday 9:00am - 11:00pm. Rental times include your set up and clean up time the day of your event. **Prior set up the day before or clean up the day after is not permitted.** This will be strictly enforced. Homeowner cooperation is expected.

MAXIMUM OCCUPANCY FOR THE CLUBHOUSE IS 49

Date of Function: _____ Nature of Function: _____

Approx Attendance: _____ Approx. Time Function Starts _____ Ends _____

Homeowner Name: _____ Homeowner Address: _____

Homeowner Signature: _____ Telephone Number: _____

Clubhouse Key # _____ Date given to Homeowner: _____ Deposit Check Number: _____

Date Key Returned _____ Late key charge _____ Deposit returned: Yes ___ No___ Date Deposit Returned: _____

Condition of Premises: _____

Full Deposit not returned state why: _____

AMSS Representative: _____

CARBON CANYON 1 HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS GOVERNING CLUBHOUSE USE

The Clubhouse may be reserved, subject to availability, by any Association Homeowner by completing the attached Clubhouse Rental Agreement the Homeowner accepts financial responsibility for the actions of themselves and their guests while utilizing the clubhouse and surrounding area.

- Clubhouse hours are **Sunday-Thursday 9:00am-10:00pm, Friday and Saturday 9:00am-11:00pm**
- **COMBO TO THE SHED: 8562**
- **WIFI Information: DKX39 / security key: amss14780**
- \$200 deposit is due at the time of reservation to hold the reservation.
- Maximum Clubhouse Occupancy is **49** persons
- Your reservation date is the time that you personally have the clubhouse. ***Prior set up the day before or clean up the day after is not permitted.***
- Clubhouse reservation is limited to the Clubhouse. The pool, restrooms, tennis courts and surrounding grounds are not part of the reserved space.
- Keys may be picked up one business day prior to event.
- Overflow parking shall utilize public streets. Do not block equestrian or residential driveway access.
- No glass or food is permitted outside of Clubhouse
- Smoking is not permitted in the Clubhouse, tennis courts, pool area or restrooms.
- No overnight stays allowed in the clubhouse
- Possession or consumption of alcoholic beverages by a minor is strictly prohibited. This will be strictly enforced. Any violation is cause for immediate termination of the function and or legal action.
- If you intend to use the pool, please follow all pool guidelines. Do not enter the clubhouse wet.
- The reserving homeowner/tenant is responsible for the conduct and actions of all guests at their event.
- **No adhesive tape, nails or staples are permitted on any clubhouse painted surface, both inside and out.**
- Furniture cushions, pillows, and rugs are treated. Use ***only*** the cleaner provided located under the sink to remove any stains. Use of any other cleaning product will damage the fabric.
- You are responsible for your own trash. ***Please take your trash home with you for disposal.***
- Replace trash can liner in kitchen. Trash liners are located under the sink.
- Return all folding tables and chairs to shed and lock
- Sweep floor and wet mop (water only no chemicals).
- Clean counter tops, tabletops and sink
- Turn off all lights and ceiling fans
- Remove all food from refrigerator/freezer
- Turn off Air conditioning/Heater
- Lock all Clubhouse Doors, windows and restroom doors.
- Return key to property management company the following business day

Cleaning supplies can be found under the sink in the kitchen. Please report any damages, household cleaning supply refill needs or an unclean clubhouse to the property management company immediately. Failure to comply with any of the above conditions may result in the immediate loss of the \$200.00 deposit check. Any damages in excess of \$200.00 are the financial responsibility of the homeowner.

2450 Sandstone Court, Chino Hills 91709

Clubhouse will be inspected after each function and prior to returning deposit

CLUBHOUSE CHECKLIST AND FEE SCHEDULE

This list MUST be completed in full prior to leaving the clubhouse. Deductions from your Security Deposit will apply if items listed below are not completed. Your signature is required on this document before returning the key to the management company. Please initial on the assigned space, indicating that you have completed the task. Clubhouse will be inspected after each event and prior to returning deposit.

- _____ Sweep floor and rugs (**bring your own broom**) (\$50.00)
- _____ Mop floor (use water only no chemicals **& bring your own mop, vacuum, etc.**) (\$25.00)
- _____ Clean counters, Tabletops, and Microwave (**bring your own cleaning supplies**) (\$25.00)
- _____ Remove all Food from Refrigerator and Freezer (\$25.00)
- _____ Return Folding Tables and any additional chairs used to the shed (\$25.00)
- _____ Lock Shed (\$50.00)
- _____ Lock Restrooms (\$25.00)
- _____ Return Furniture to its original position (**please do not drag the furniture**) (\$50.00)
- _____ Remove all Decorations (**use Tape only, do not use nails, push pins, etc.**) (\$25.00)
- _____ Take all trash with you. *Do not use the Pool Trash Can* (\$50.00)
- _____ Replace Trash Cans Liner in Kitchen (sometime located under kitchen sink, however, **sometimes you may have to bring your own**) (\$25.00)
- _____ **Turn off Air and Heat** (\$50.00)
- _____ **Turn off Lights and Ceiling Fans** (\$25.00)
- _____ **Close and Lock all Doors and Windows before leaving** (\$100.00)
- _____ Return remote control to its original location (\$100.00)
- _____ Remove Stains from Cushions (**bring your own stain remover**) (\$100.00)
- _____ **Return Key** the following Business Day (\$100.00/per day)

By signing below, I acknowledge I have read and completed all tasks above.

Print Name

Signature

Date