

The Traditions at Old Carolina HOA Community

Clubhouse Rules and Regulations

Revised 1-27-2015

The clubhouse and surrounding (hereinafter the "Clubhouse"), is available to the Association Members of the Traditions at Old Carolina HOA in good standing on a first-come-first-served reservation basis on any day based on the following conditions and only after written approval of applicants.

Rental Fee: \$25.00 for a four (4) hour period. Maximum capacity is 30 people.

Security Deposit: \$250.00

1. Application for use must be completed in its entirety, signed and forwarded to the Coastal Carolina Association Management (CCAM) Traditions at Old Carolina Property Manager (CCAM) for approval, and if necessary, the approval by the Board of Directors. The non-refundable rental fee must accompany the application. The Application may be mailed to Coastal Carolina Association Management at 169 Bluffton Road, Suite H; Bluffton, SC 29910.

The refundable security deposit must also accompany your application. The deposit will be returned to you, without interest, after inspection of the Clubhouse subsequent to its use. The inspection must find the Clubhouse in the same condition as it was prior to your use, including but not limited to the Clubhouse being clean with all garbage/trash removed, in good order and repair and without any breakage or damage of any kind. The inspection of the Clubhouse may result in deductions made from your security deposit for cleaning, or repair of damage or trash removal. The post usage inspection will be conducted by CCAM as soon as possible following the usage with any damage reported to the Board of Directors for further action. If damage to the Clubhouse should exceed security deposit, the balance due will be placed on Members Association account for payment. Any non-payment thereof will result in collection proceedings. All fees associated in the collection of funds will also be placed on the homeowners account. Use of the Clubhouse is limited to Members of the Association, their family and guests, and such use must be in full compliance with the laws and ordinances of the State of South Carolina, Town of Bluffton, respectively, as well as in full compliance with the Traditions at Old Carolina HOA Covenants, Conditions and Restrictions.

The use of the Clubhouse on the reserved day is limited to the hours of 10:00 a.m. to 11:00 p.m. Any greater or later use of the Clubhouse must be approved in writing by the Board of Directors. The Member listed on the application must be personally present during use at all times on the day reserved. Keys to the facility MUST be delivered back to CCAM by 9:00 a.m. the day after use.

2. Clubhouse Use:

- a)** The event is primarily social in nature
 - b)** Invitations are to be from the individual Member(s) renting the Clubhouse and may not indicate a business, professional, religious or charity concern.
 - c)** There shall be no publicity in the public media unless approved by the Association's Board of Directors.
 - d)** There shall be no display or distribution of posters, banners, printed materials, or the projection of films or slides of commercial nature.
- 3.** The sale of tickets relating to the use of the Clubhouse and the use of the Clubhouse for any fundraising activities is prohibited, except as expressly authorized by the Board of Directors.
- 4.** Approval for use of the Clubhouse is for the Clubhouse only and excludes use of the fitness center and pool facilities. Should use of the pool facility or clubhouse be requested as part of the Clubhouse usage requires prior approval of the Association's Board of Directors.
- 5.** Complaints of excessive noise, violations of these rules, or disturbances of any kind occurring as a result of your use, or by your guests, or invitees or any person attending the occasion of your use of the Clubhouse shall result in the immediate revocation of the right to use the Clubhouse. This revocation is the sole determination of CCM or the Board of Directors of the Association.
- 6.** No contents of the Clubhouse may be taken for use outside. Tables and chairs must be used inside the Clubhouse only. No pool furniture may be brought into the clubhouse.
- 7.** All supplies and accoutrements must be furnished by the member.
- 8.** A certificate of liability insurance showing that the Member requesting use of the Clubhouse is personally insured for at least \$300,000. The Traditions at Old

Carolina HOA, hereby specifically disclaims any liability associated with the Renter's Specific use of the property or facilities described herein and the Renter agrees to hold the Traditions HOA, its owners, officers, employees and agents harmless for any property damage, injuries, or death, which may occur or be caused by to the Renter or any guests, employees, contractors or agents of the Renter during the course of the Renter's use and occupancy of the facilities pursuant to this Agreement.

General Clubhouse Rules:

1. Loud or offensive language will not be tolerated in the Clubhouse or on the grounds at any time.
2. Cost of repairs to, or replacement because of destruction of equipment, furnishings, or property of the Clubhouse, will be paid by the Member(s) responsible for such damage or destruction.
3. No one shall enter the Clubhouse wearing spiked shoes, or any other kind of shoes which will damage the floor.
4. Pets are not permitted in the Clubhouse.
5. Members shall be responsible for the compliance of their dependents and guests with all Rules and Regulations.
6. Property of the Clubhouse must not be taken from the premises.
7. No firearms of any type are allowed on Clubhouse premises.
8. Members desiring to cancel reservations for Clubhouse use must do so at least 48 hours in advance of the event or be subject to full charges.

I ACKNOWLEDGE A COPY OF THE RENTAL AND USE AGREEMENT, AND
HEREBY AGREE TO BE BOUND BY THE TERMS THEREOF.

Renter _____

Date _____

Club Representative _____

Date _____