

Lake Cyrus Clubhouse Rules

1. To reserve The Clubhouse, **you must be a member of The Lake Cyrus Master Owner's Association, ("Association") in good standing, and you must be present for the entire length of the function.**
2. Complete payment of the rental fee and deposit must be paid within seven (7) days of the rental confirmation. The total payment includes the **rental fee of \$225** plus the **\$100.00 damage deposit. Payment must be made by the resident renting the Clubhouse.** After the event, the deposit will be refunded to the resident if all rules and cleaning guidelines were followed.
3. The pool cannot be reserved, but it may be used. (Maximum party size of 25 when using the pool).
4. The weekends of Memorial Day, 4th of July, and Labor Day Holidays are set aside for neighborhood events and cannot be reserved. Other holidays require board approval.
5. Rental includes only the upstairs of the Clubhouse.
6. No smoking or vaping in the clubhouse.
7. Clubhouse shall be vacated by 12:00 midnight. (The pool and pool deck close at **DARK.**)
8. No decorations are to be attached to the walls or ceilings of the clubhouse.
9. The blinds or window coverings should not be altered.
10. No music outside the clubhouse.
11. No glass containers are allowed outside the clubhouse or on the pool deck.
12. No animals are allowed in the clubhouse, except for service animals.
13. Lock the doors and turn off lights before leaving the clubhouse.
14. The rental time is inclusive for set-up, function, and clean up. *You will be granted access to the clubhouse 30 minutes prior and 30 minutes after your rental time.*
15. If the furniture is rearranged, it is to be put back in its original set up or stored properly at the end of the rental.
16. Renter agrees to be responsible for obtaining any licenses pertaining to works of authorship as defined by the Copyright Act of 1976, including, but not limited to, musical works; dramatic works; pictorial, graphic, and sculptural works; motion pictures and other audiovisual works; and sound recordings. By renting the clubhouse, renter agrees to hold Association and Selective Management harmless from all claims, including, but not limited to cease and desist letters, demands for payments and alleged violations of applicable law.

Signature of Renter

COVID-19 Policies:

1. After each rental, all counter-tops, doorknobs, light switches, water faucets, and other contact surfaces should be wiped down by renter. This is done to comply with Jefferson County Health Department recommendations to prevent the spread of the virus.
2. Any afternoon rentals **after** a morning rental will be responsible for wiping down surfaces both before and after their rental.
3. Clorox wipes and gloves will be provided on top of the refrigerator for those who would like to use them for cleaning.

INDEMNIFICATION:

Renter agrees to indemnify, defend, and hold harmless Association from and against any and all liabilities, losses, damages, costs, expenses (including all reasonable attorney's fees and expenses of renter and the Association), causes of action, suits, claims, demands, or judgments of any nature whatsoever arising from (i) any injury to, or the death of, any person, or any damage to property on the Association or upon adjoining sidewalks, streets, or ways, or in any manner growing out of or connected with the use, non-use, condition, or occupancy of the Association or related facilities or any parts thereof, or resulting from the condition thereof or of adjoining sidewalks, streets, or ways, (ii) violation of any agreement or condition hereof, (iii) violation by renter of any contract or agreement to which renter is a party, or any restriction, statute, law, ordinance, or regulation, in each case affecting the Association or related facilities or any part thereof, or the ownership, occupancy, or use thereof, (iv) any negligence or tortious act on the part of renter or any of its agents, contractors, licensees or invitees, and (v) any injury or claim associated with the performance of any work protected by intellectual property law or any other related cause of action. In case any action, suit, or proceeding is brought against the Association by reason of any occurrence herein described, renter will, at its own expense, defend such action, suit, or proceeding interpreted as limiting renter's obligations under the provisions of this agreement, including the obligations set forth in Paragraph 16.

The following is the price schedule for rental events:

Members only:

Birthday parties, seasonal parties, anniversary parties, reoccurring socials, showers, meetings, and other small event parties:

- \$225.00 for the Clubhouse. This includes the full upstairs of the Lake Cyrus Clubhouse.

There are two rental periods to choose from:

Period A (10 AM – 4 PM) or Period B (5 PM – 11 PM). If you need to rent during the 4-5 hour, then you will be required to rent both Period A and Period B for \$450.00 rental fee.

Lake Cyrus Wedding Receptions- Please contact SMS for more information.

• Members (\$1,000) and non-members are \$2,000. The Lake Cyrus Wedding rental includes all day Friday, all day Saturday, and Sunday until 4 PM. **A damage deposit of \$500 is required.**

*The fees may be changed without notice at any time.

Lake Cyrus Clubhouse Cleaning Checklist:

*Renter is to provide ALL cleaning supplies and cleaning equipment including but not limited to trash bags, brooms, and mops for their event.

*Renter may not move any living room furniture or window treatments as they are set in place.

*Renter may not move any Holiday Décor that might be up during their event. Especially the Christmas Tree.

*Absolutely NO tape, nails, hooks, Command hooks, etc. on walls or doorframes.

Kitchen:

- ___ Clean counter tops
- ___ Bag all trash and place in dumpster
- ___ Sweep floors and Damp Mop (if needed)
- ___ Empty Refrigerator completely including stored ice

Main Reception Area:

- ___ Clean tables and chairs before returning to storage room.
- ___ Sweep floors and Damp Mop (if needed)
- ___ Bag all trash and place in dumpster.

Bathrooms:

- ___ Bag all trash receptacles (including under paper towels) and place in dumpster.
- ___ Sweep floors and Damp Mop (if needed)
- ___ Ensure all toilets/urinals are flushed
- ___ Clean countertops.

Thermostat:

- ___ For winter months please set thermostat at 68 degrees when leaving.
- ___ For summer months please set thermostat at 72 degrees when leaving.

Outside:

- ___ All porches and surrounding grounds must be free of trash and debris.

Rental Date and Time Frame: _____

X _____
Signature of Renter

Date: _____

Please return this completed form to Selective Management Services Via Email (photo of form accepted) within 72 hours of your rental to ensure return of deposit.

Email: Rentals@SelectiveMgmt.com or mail form to SMS at: 211 Yeager Pkwy STE B., Pelham, AL 35124, for any questions please call 205-624-3586.

Once the Property has been inspected and approved, your deposit will be returned.

OFFICE USE ONLY

R1 2019-12-28

Mgr. Checking Clubhouse
Refund Rental Deposit
Reason:

Yes

No