



## Clubhouse Rules

1. To reserve The Clubhouse, **you must be a member of Abingdon Homeowners 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 10 days of the rental confirmation. The total payment includes the **rental fee of \$\_\_\_\_\_** plus the **\$250 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. Holidays and Holiday Weekends are reserved for community events and are not available for rent.
5. Clubhouse and surrounding property is a smoke and tobacco free area.
6. Clubhouse closes at **11:00 pm**. Premise must be cleaned and locked by this time.
7. No decorations are to be attached to the walls, ceiling, or windows of the clubhouse.
8. Any window coverings attached to the wall in the Clubhouse are stationary and cannot be moved.
9. Music must be contained inside the clubhouse.
10. No animals are allowed in the clubhouse, except for Certified Service Animals.
11. Lock the doors and turn off lights before leaving the clubhouse.
12. The rental time is inclusive for set-up, function, and clean up.
13. The furniture is not to be moved or rearranged.
14. 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 any and all claims, including, but not limited to cease and desist letters, demands for payments and alleged violations of applicable law.

### **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 with counsel reasonable acceptable to Association. Nothing in this provision shall be interpreted as limiting renter's obligations under other provisions of this agreement, including the obligations set forth in Paragraph 14.

**Rental Rates:**

Abingdon Residents only:

- |                  |             |          |
|------------------|-------------|----------|
| • Day Rental     | 10am - 4pm  | \$75.00  |
| • Evening Rental | 5pm - 11pm  | \$125.00 |
| • All Day Rental | 10am -11 pm | \$200.00 |

Rental includes:

X round tables and X folding chairs.

Club and Lounge Rooms

(because of the inability to separate the 2 spaces)

**A damage deposit of \$250 is required and is refunded if there is no damage, all rules are followed, and the clubhouse is cleaned according to the guidelines attached.**

*Rental fees are subject to change without notice.*

## 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 furniture or furnishings as they are set in place.

\*Renter may not move any Holiday Décor that might be up during their event.

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

### **Kitchen:**

- \_\_\_ Clean counter tops, range and leave dishwasher empty
- \_\_\_ Clean coffee maker if used
- \_\_\_ Bag all trash and place in dumpster
- \_\_\_ Sweep floors and Damp Mop (if needed)
- \_\_\_ Empty Refrigerator completely

### **Club Room & Lounge:**

- \_\_\_ Sweep floors and Damp Mop (if needed)
- \_\_\_ Wipe tables and chairs
- \_\_\_ Put all cushions back in place on sofas
- \_\_\_ Turn off TV and Stereo
- \_\_\_ Return Tables and Chairs to storage room

### **Hallways:**

- \_\_\_ Sweep floors and Damp Mop (if needed)

### **Bathrooms:**

- \_\_\_ Bag all trash receptacles 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 Porch:**

- \_\_\_ Porch must be swept and 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](mailto: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.



Renters Name: \_\_\_\_\_

SMS Approved Rental Date: \_\_\_\_\_

Rental Time frame: (please circle)	Day 10am-4pm \$75.00	Evening 5pm-11pm \$125.00	All Day 10am-11pm \$200.00
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\*Please make two separate checks for Rental and Deposit

Make checks Payable to Abingdon Residential Association

Rental check amount included: \$\_\_\_\_\_

Deposit amount included: \$\_\_\_\_\_

As the renter you have agreed to the rules and guidelines set for the rental of the clubhouse in Abingdon.

Signature of Renter x\_\_\_\_\_

Please Mail this signed form and checks within seven (7) days of booking to:

Selective Management Services  
211 Yeager Parkway STE B  
Pelham, AL 35124