

McKay's Mill Clubhouse Rental Agreement

1215 Habersham Way

(615) 591-6993

(Revised 8-24)

- Deposit Received
- Rental Payment Received
- Cleaning Fee
- Code emailed
- Email Confirmed
- Deposit Refunded
- Deposit Retained
- Recorded on list

ELIGIBILITY: Any resident of McKay's Mill, age 21 or over, are eligible to rent the clubhouse for themselves or for an *immediate family member only*. Residents behind in their HOA dues or who have an open compliance issue are not eligible. Residents may not rent the clubhouse for ineligible persons such as minors, friends who live outside of McKay's Mill, or for persons not in good standing with the HOA.

AVAILABILITY: The clubhouse may not be rented by the same person/group for two consecutive days/nights in a row UNLESS the clubhouse has not been reserved by 5 p.m. the day before. Residents (including the entire household) may not rent the clubhouse more than three (3) times a year and may not reserve the same date or event date for two consecutive years. (Example: New Year's Eve or Super Bowl Sunday). The clubhouse is available to owners only, not to persons who rent or lease a home in McKay's Mill.

No commercial, sales, religious gatherings, fundraisers, or political events are allowed. However, the McKay's Mill Social Committee, as its resources allow, may sponsor political Meet the Candidate forums provided all candidates are invited.

MAXIMUM CAPACITY: 100 people. Tents are not permitted on the grounds.

Date of Event: _____ **Time:** _____ **Purpose of event:** _____

Estimated # of Guests: _____ **Resident's Name (Please PRINT):** _____

Email address: _____ **Home phone #:** _____

Renter's residence address: _____, Franklin, TN 37067

Hours of Availability: The clubhouse opens at 8:30 a.m. and closes at 11 p.m.

Note: The lockbox combination for a key to the clubhouse changes monthly. The Community Manager will email you with the code a few days before your event.

Rental Fee and Security Deposit:

A non-refundable rental fee of **\$125** will be charged for each usage of the clubhouse.

Additionally, residents will be required to provide a **\$350 security deposit**. Your deposit check will be shredded at the onsite office after the event if the premises are left secure, as clean as you found it when you arrived, undamaged, the key is returned to the lock box and there are no violations of the conditions of this contract per page 2 and 3 attached.

(Please provide 2 separate checks payable to McKay's Mill HOA)

NOT INCLUDED IN YOUR RENTAL FEE: Rental of the clubhouse does not mean rental of the conference room, *the pool*, tablecloths, tables, chairs, electronic components or appliances. Your rental is for "the space." You are welcome to use all our amenities as they are available, but we do not guarantee any of them to be available or in working order.

ALCOHOL: Alcohol is permitted, BUT NO alcohol may be served to minors. Residents serving alcohol to any guests are subject to "Social Host Liability" laws and any resulting criminal penalties.

RESERVATIONS: Reservations are on a first come, first serve basis. To reserve a date, contact the onsite Community Manager, Kristy Bowman, at (615) 591-6993 or stop by the clubhouse office Monday through Friday between 1:00 PM and 5:00 PM. You may also email Kristy Bowman at Kbowman@cmacommunities.com to check on availability.

CANCELLATION: A full 2 working day cancellation notice is needed to be received by Kristy Bowman for a full refund of the rental fee either by email, telephone conversation (not phone message), or in person.

SET-UP PROCEDURES: The key is in the lock box located on the column at the top of the parking lot stairs. The Community Association Manager will call or email you with the combination a few days prior to your reserved date. Set up is allowed **ONLY** on the day of an event. Please report any damaged property, needed repairs or other problems **immediately upon arrival**. Contact Kristy Bowman at (615) 591-6993 or Community Management Associates after hours emergency line at 800-522-6314 and press 9 to be transferred to the CMA on call manager.

FINES & FEES:

- 1.** An automatic **\$200 FINE** will be deducted from your deposit if you remove the lockbox key from the premises anytime other than between 8:30 a.m. and 11:00 p.m. on the day of your event.
- 2.** Any costs or penalties assessed shall first be deducted from your deposit and any additional balance due shall be paid upon presentation of a statement. The cost of cleaning the clubhouse, the decks and grounds may be charged up to the **full amount of your deposit OR MORE** depending on the condition of the clubhouse *and grounds* after your event.
- 3.** WOOD FLOORS; If your event is exceptionally large and the hardwood floor finish takes an unusual amount of wear and tear by your guests, you may be assessed an **\$85 fee** to have them professionally cleaned and polished immediately after your event. You may choose to pay this fee in advance rather than have it deducted from your deposit.

OPTION: *If you elect to pay the \$85 fee in advance*, the fee will also cover reasonable clean up after your party including trash bag removal and replacement, break down and put away of tables and chairs and replacement of moved furniture. It will NOT, however, include clean up of the outside decks and common area grounds.

Clubhouse rules:

(Protect your deposit! – Read the fine print)

No tape, nails, thumb tacks, 3M Command strips or glue may be used on clubhouse walls/ceilings. _____ (initial)
Loss of your entire security deposit is at risk for this violation!

No candles *except* birthday candles. No Silly String or Wacky String. _____ (initial)

No glitter or confetti. _____ (initial) **This is strictly prohibited. Loss of your entire security deposit is at risk for this violation.**

No smoking. No wet bathing suits. _____ (Initial)

No sliding of any furniture or tables across floors; no moving large corner cabinets. _____ (initial)

Rental tables and chairs **MUST** have padded feet to protect wood floors. _____ (Initial)

No portable heaters inside the clubhouse or on the deck. _____ (initial)

Do not use the dust mop to clean up wet spills. Do not use ammonia based sprays to clean the granite.

Cleaning equipment and clearly marked products are provided. Do not use your own cleaning products as they may damage the floor finish or granite countertop. Use only Bona Floor cleaner on the wood floors. Do NOT use the vacuum cleaner on the wood floors. They damage the polished finish.

A \$50.00 fine will be assessed if the clubhouse renter or anyone in their party moves, removes or disconnects any cords or cables from the electronic components. **DO NOT DO IT!** Please read the instructions carefully provided at the site of the components. _____ (initial)

The person(s) who reserved the clubhouse **must be present at all times** and shall be personally responsible for their guests.

The McKay's Mill HOA shall be held harmless from any loss, cost or expense, including reasonable attorney's fees, resulting from injury suffered by anyone attending a resident-hosted event at the clubhouse. Residents found in violation of any of the above will forfeit their security deposit and may be subject to any additional costs related to repairs or damages. In addition to losing your security deposit, failure to comply with rules could result in being denied the right to future clubhouse rental.

I have read the above and agree to the rules and conditions.

Signature: _____

Date: _____

Email: _____

Phone: _____

CLOSING Clean-up check list:

(Print) Name of Responsible Party: _____ Date of Your Event: _____

The clubhouse provides a broom, dust mop, a microfiber damp mop and a vacuum cleaner. Paper towels are not provided; please plan ahead. **Clean up Check List must be completed the day of your event.**

To ensure prompt return of your security deposit, please initial each item and sign and return this form under the clubhouse office door immediately following your event.

_____ Bathroom is clean, and trash removed.

_____ Floors are swept or vacuumed, and spills wiped up.

_____ Tables are CLEAN and returned to the front closet.

_____ Small children's tables and stools are clean.

_____ Countertop area in kitchen is clean, including microwave and coffee maker.

_____ Your food is removed from refrigerator and inside is clean.

_____ Furniture is returned to original position.

_____ Larger food spills on rug or furniture are removed.

_____ Fireplace is off.

_____ Television/media is off and remote returned to top of cabinet.

_____ Fan remote controls are returned to their nests.

_____ Trash & all empty bottles are removed to the trash receptacles outside except for items to be recycled.

_____ Windows and doors are locked. **Back doors along the deck must be checked from the outside.**

_____ Key is returned to lock box on deck **before you leave for the night.**

Signature: _____ Date: _____