



Magnolia Creek H.O.A. Clubhouse/Pool

Rules & Regulations Governing the use of the Clubhouse/Pool

The Board of Directors has the right to amend these rules at any time

Please read this document carefully and in its entirety,
Then call the clubhouse at 281-338-9040 and
Leave a message including your name,
Contact number and which date you
Would like to rent.

Rate Schedule is as follows:

* NON- REFUNDABLE*

	Rental Fees	Deposit
Clubhouse Function: (No Access Outside)	Fee \$200	\$250
Clubhouse & Outside: No Swimming *(2 Lifeguards on Duty)	Fee \$300 + lifeguards	\$250
Clubhouse & Pool: Swimming *(4 Lifeguards on Duty)	Fee \$300 + lifeguards	\$250
Pool Only: (No Access Inside) *(4 Lifeguards on Duty)	Fee \$100 + lifeguards	\$250

A non-emergency activation of a fire alarm will result in a \$75 fee taken out of the deposit.

*Lifeguards must be present if the outdoor area or pool is used. Lifeguards are an additional fee that is to be paid by the resident in check form at the time the contract is turned in. Lifeguards are \$20/hr for each lifeguard. The check will have the total amount for both lifeguards.

Checks for Rental Fees are to be made out to:

Bill Cole & Associates

The Following Rules Apply to ALL Clubhouse Applicants

1. Any applicant must be a member in good standing with the Magnolia Creek H.O.A. All fees must be current.
2. Reservations are made on a first come first serve basis and can be booked up until the date that is wanted.

Residents may put an available date on hold for 7 days. During these seven days, the rental contract and rental fees must be turned in. If these are not received within seven days, the date will be taken off hold and made available to another resident.

3. If the pool is also rented, the lifeguard rate/ratio will be determined by the pool contractor. The guards must be hired through the pool contractor only. The cost of the lifeguards is the responsibility of the resident.

NOTE: Pool & pool area can only be rented during the hours that the pool is closed to the rest of Magnolia Creek residents.

4. Any "Recognized Subdivision Group" whose total membership is comprised of Magnolia Creek residents is eligible for clubhouse rental and is eligible for a waived or reduced fee depending on the type and length of the rental. Note: B. Cole & Associates will determine who is eligible and the decision is final.
5. Noise must be kept at a level as not to disturb nearby residents. Speakers and DJ's are allowed only inside the clubhouse.
6. Youth groups may use the clubhouse providing that an adult makes the reservation and fills out all information. Adult must be a resident, and must be present at the full length of the function, and will be responsible for adherence to all rules and regulations.
7. Teenager/Young adult functions having persons under the age of twenty-one (21) must have one adult chaperon for every ten (10) in attendance.
8. Smoking within the clubhouse is prohibited at all times, and applicants assume full responsibility for any violation of this regulation.
9. No pets or animals are allowed inside the clubhouse/pool.
10. Cleaning/Damage Policy:
 - Applicant hereby agrees to be responsible for cleaning up the clubhouse, including the kitchen, clubhouse, restrooms, and outdoor

area immediately following the activity, and thereby leaving the property clean. Hence, the clubhouse must be swept, mopped (if needed), vacuumed, trash cans in kitchen emptied, and all liter and debris must be removed from the premises.

- *If the clubhouse is cleaned well and back to its original state, the deposit will be given back the following day after a post-walkthrough has been done. NOTE: Residents will have the opportunity to meet back up at the clubhouse the morning after the party.
- *If damage occurs or if the clubhouse is not cleaned, as set forth in item #10 (above), the cost of cleaning and repair will be deducted from the security deposit.
- *If the cost of clean-up and repair to the **Magnolia Creek HOA** exceeds the amount of the deposit, the **applicant** agrees to pay the additional cost for said repairs and cleaning.

11. Decoration Policy:

Any decoration used during the rental period must be temporary in nature and must not mar the building surfaces. Scotch tape is allowed on walls if done reasonably and applied temporarily.

The use of harder tape, nails, staples, or tacks on the walls will result in a portion of the deposit being withheld.

- 12. All keys are to be returned to the office the following morning by 12:00PM. Failure to comply will result in forfeiture of your deposit.
- 13. Lights and Doors: Before leaving for the night all lights must be turned off, and all doors must be locked up leading into the clubhouse.
- 14. Applicant hereby agrees not to use, occupy or permit the use or occupancy of the clubhouse for any purpose which is directly or indirectly forbidden by law, ordinance, order and governmental and municipal regulations which may be dangerous to life, limb or property. In particular, the applicant must adhere to all state and liquor laws.
- 15. Applicant hereby agrees to indemnify and save the Association harmless from all claims of injury including death to persons or from damage to property which arises from any act or omission by the applicants, its guest and invites, or any third party where acts of omissions occur while the permission is in effect in or about the subject premises including cost and expenses of defending against any such claims regardless of any negligence, in whole or part of the

association. Applicant (resident or organization) must provide copy of insurance policy to confirm liability coverage.

16. Applicant agrees to use and occupy the subject premises and all areas appertaining thereto, at its own risk and hereby releases Magnolia Creek HOA, its Directors, Officers, agents and employees from all claims of any damage, theft or injury to persons including death or property damage regardless of any negligence, in whole or part on the part on the part of the association.

Application Signature

All information must be provided by a RESIDENT

Contract was completed on: Date _____

Signature: _____ Printed

Name: _____

Address: _____

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Phone: _____

Type of Event: _____ Duration: _____

Times: _____ # of Guest: _____

MAGNOLIA CREEK CLUBHOUSE CHECKLIST

Please make sure you as a renter of the Magnolia Creek Clubhouse have been through a formal walk through of the property prior to accepting a key for your event. Once a key has been accepted for rental, you are responsible for the facility conditions and will be held accountable for cleanliness and damages on the property. A walk through of the Clubhouse is to be done both before and after your event with a Clubhouse representative to verify facility conditions. If you are not present at your final walk through the Clubhouse representative will evaluate facility conditions and report all conditions to the Homeowner Association. The Home Owners Association will take appropriate deductions from your deposit if there is damage done to the property or it is not left orderly and clean. Thank you for your co-operation in keeping this facility clean and enjoyable for the entire Magnolia Creek Community.

Renter: _____ Event Date: _____ Key # _____

	Fee	Before Event	After Event	Amount Deducted
Floors swept and mopped	\$50.00			
Kitchen area counters, sink, and refrigerating unit wiped down	\$50.00			
Entertainment area all furniture and area must be clean and in its original place	\$50.00			
Main area all furniture and area must be clean and in its original place	\$50.00			
Trash & Debris balloons, tape on the walls and decorations all must be gone; trash is taken out to dumpster	\$50.00			

Total Amount Withheld: \$

*If anything is broken or damaged during your rental or if professional services are needed to clean or remove items from the clubhouse, deductions will be taken from your deposit or additional fees will apply.

*If outside area is used, all trash must be cleared and taken out to the dumpster. Remember the outside must be clean before the lifeguards leave for the night because the doors will be locked up.

Initial Walkthrough

Renter Signature

Clubhouse Representative Signature

Final Walkthrough

Renter Signature

Clubhouse Representative Signature