

Sawgrass East Homeowners Association
Community Room Rental Agreement
Effective 08/01/09

RENTAL DAYS AND HOURS

*** May 15 through September 15 ***

NO RENTAL: Memorial Day - July 4th - Labor Day

8:00 am – 11:30 am **Monday through Friday only – NO RENTAL on Sat or Sun**

6:00 pm – 9:30 pm **Monday through Friday only – NO RENTAL on Sat or Sun**

**The community room may not be rented at any time on Saturday or Sunday
or between 12 noon and 6:00 pm from May 15 through September 15**

*** September 16 through May 14 ***

8:00 am – 11:30 am on Mon / Tue / Wed / Thur / Fri / Sat / Sun

1:00 pm – 4:30 pm on Mon / Tue / Wed / Thur / Fri / Sat / Sun

6:00 pm – 9:30 pm on Mon / Tue / Wed / Thur / Fri / Sat / Sun

In order to rent the community room you (i) must be a resident of Sawgrass East (ii) must be age 25 or older, (iii) have no outstanding unpaid fees or fines or rules violations, and (iv) sign and deliver this agreement together with 2 separate checks for a **\$200 refundable Security Deposit** and, if applicable, a **\$50 non-refundable Rental Fee** to Benchmark.

The rental form and check(s) must be mailed to Benchmark Management Group at PO Box 50581, Myrtle Beach, SC 29579 **at least 14 days prior to the reservation date**. Make your checks payable to Sawgrass East HOA. Incomplete and unsigned forms will not be accepted.

- 1. RENTAL FEE:** **\$50 NON-REFUNDABLE for NON-OWNERS ONLY**
NO CHARGE for OWNERS
- 2. SECURITY DEPOSIT:** A refundable security deposit of **\$200.00** from is required from everyone to guarantee a reservation. This deposit is refundable if the community room is left in the same condition it was before your rental. **Any violation of this AGREEMENT and/or the POOL RULES will result in your security deposit not being refunded.**
- 3. ROOM OCCUPANCY:** Maximum occupancy is 25 persons as per Horry County code.
- 4. POOL USE:** Rental of the community room does not guarantee exclusive rights to the use of the swimming pool. Residents of Sawgrass East are allowed access to the pool at any time during regular pool hours. The pool closes at 10:00 pm every night and no swimming is allowed after 10:00 pm. All pool rules must be observed.
- 5. NOISE & PETS:** No loud music may be played at any time in the community room or pool area that causes a nuisance and disturbance to neighbors. No pets are allowed in the community room or pool area.

6. **CLEAN UP & INSPECTION:** All areas of the community room must be returned to the condition and order they were in before scheduled use. All litter, trash and garbage must be removed from the premises and placed in the garbage cans outside the community room. All spills must be wiped up immediately. The Sawgrass East HOA is not responsible for any equipment, supplies, or other property left on the premises. If you wish to inspect the community room prior to and after your gathering, you must schedule the inspection 24 hours prior to your scheduled gathering. If you do not schedule an inspection, the Sawgrass East HOA we will inspect and photograph the community room prior to and after your gathering. Failure to clean up and return the room to its original condition will result in the loss of all or a portion of your security deposit. You will also be liable for any costs of repair and clean up which exceed the \$200 security deposit.
7. **SUPERVISION & LIABILITY:** You are responsible for the behavior of all those attending your activity and their compliance with all Sawgrass East HOA rules and regulations posted in the community room. You are responsible for any and all parking violations of your guests. You assume all responsibility and all liability for injury to persons or damage to the property.
8. **SECURITY:** Please turn off all lights/fans and lock all entry doors to the community room when you leave.
9. **ALCOHOL & GLASS:** Alcohol may be consumed only by adults age 21 and over. **No glassware or glass bottles** are permitted in the community room or pool area for safety reasons.
10. **COOKING & FOOD:** No cooking of food is permitted in the community room or pool area. Warming trays may be used. All food should be consumed in the community room to keep the pool area clean.

By signing and returning this Rental Agreement I acknowledge that I have read and accepted all the above conditions for rental of the Sawgrass East community room.

Print Name: _____ Date: _____

Signature: _____

Address: _____

Home Phone: _____ Work Phone: _____

Date of Rental: _____

Time of Rental: _____

Number of People Expected: _____

Check One: ☐ **Owner** - \$200 Refundable Deposit only

☐ **Non Owner** - \$50 Non-Refundable Rental Fee & \$200 Refundable Deposit

<p>This rental form with \$200 refundable security deposit and \$50 non-refundable rental fee must be returned to Benchmark Management Group at PO Box 50581, Myrtle Beach, SC 29579 at least 14 days prior to the reservation date. Make your checks payable to Sawgrass East HOA. Incomplete and unsigned form will not be accepted.</p>
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