

STONE CREEK RANCH HOMEOWNERS ASSOCIATION, INC.

Clubhouse Rules

ALL PERSONS USING THE CLUBHOUSE AND/OR CLUBHOUSE AREA DO SO AT THEIR OWN RISK.

(The rules are in addition to the Mecklenburg County/Charlotte City Codes/Ordinances & Stone Creek Ranch Governing Documents.)

RENTALS/RESERVATIONS:

- All Rentals/Reservations shall be made using the Clubhouse Rental Form located on the Kuester Website. Checks are to be mailed to PO Box 3340, Fort Mill, SC 29716. The community calendar on the Kuester Website can be used to check Clubhouse availability. Residents should plan (3) three days in advance of rental to guarantee reservation if Clubhouse is available. Kuester Management can be reached at support@kuester.com or 888.600.5044 to assist with forms and checks.
- ONLY Stone Creek Ranch Residents and their Guests are permitted to use the Clubhouse areas. (Note: per CCR's, Owners who lease their home and are not residing in the home may NOT use the Clubhouse facilities.)
- No More than 75 guests are permitted to occupy the Clubhouse for the rental/reservation time. ALL guests must be accompanied, at all times, by the Resident who invited them.
- Rental Time Windows and Fees are as follows:

		<u>WEEKENDS</u>	<u>WEEKDAYS</u>
FULL DAY	9:00am – Midnight	\$175	\$150
HALF DAY	9:00am – 3:00pm 5:00pm – midnight	\$125	\$100

Security Deposit: \$250

GENERAL:

- All parents and guardians agree to release and indemnify the Association from any claims, losses or other liability arising from use of the Clubhouse by any person under 18 years of age for whom they are responsible.
- Residents renting the Clubhouse are responsible for the actions of their Guests at all times, including replacement of damaged HOA property. Owners are also responsible for their Tenants actions if they are renting the Clubhouse and damage occurs.
- The Clubhouse Rental shall not be used for the purpose of Selling Merchandise, Conducting Business other than HOA Related Business. The Rental is for Private Events Only with Invitation Only Guest. The Resident renting the Clubhouse is responsible for making sure the MAXIMUM allowed number of Guest stated above is not exceeded.
- The Resident's Stone Creek Ranch Access Card will be activated to access the Clubhouse for the requested rental window. During the rental, the Clubhouse Bathrooms will be accessible by Residents and Guest
- At the end of the Rental, the Resident and Guest shall leave the Clubhouse and make sure all doors shut completely and the door is not propped open by any foreign object. The door will lock automatically at the end of the rental time so DO NOT lock deadbolts. The Resident's Access Card will not be able to access the Clubhouse after the rental window.

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- Refrigerator and Freezer Temperatures should remain at 5 at all times.
- No Candles or use of ANY Flammable Substances is permitted inside or outside of the Clubhouse.
- No use of tape, screws, or nails to Walls (including Woodwork), Equipment, or Furniture is allowed. Museum putty or other type of material is acceptable as long as it does not damage the property. The Renter is responsible for any damage.
- HVAC thermostats shall not be placed below 70° and shall be adjusted to 78° prior to leaving.
- Upon arrival if you find any items outside the Clubhouse Rules or Check List then please note them on the Check List.
- All lights are to be turned off at the end of the rental.

HEALTH AND CLEANLINESS:

- **Absolutely NO SMOKING in or around the Clubhouse is allowed. This includes electronic cigarettes (E-cigarettes) that have a glass casing/tank attachment.**
- Adults please accompany small children when they are using toilet facilities at the Clubhouse.
- Deposit trash in the provided receptacles inside Clubhouse during Rental time. (All trash must be removed from Clubhouse Area at end of Rental and taken off site by Renter.)
- NO PETS permitted in the Clubhouse, apart from licensed guide dogs.
- Please help keep our facilities clean and notify the Kuester of any issues.
- Renter must clean all Clubhouse areas including Clubhouse Bathrooms in addition to other items on the Clubhouse Check List. Drop Check List in the drop box on front Clubhouse porch at end of rental time.
- During rental nothing should be placed over the windows or doors to obscure viewing

CLUBHOUSE EQUIPMENT/FURNITURE:

- Clubhouse Equipment/Furniture may NOT be removed from the Clubhouse and nothing should be placed in front of Emergency Exits per Mecklenburg County Fire Marshall.
- Clubhouse Equipment/Furniture is NOT to be tampered with and must be put in its original location at the end of the rental.
- Water must not be used on wood surfaces.

Contact for Control Access System Issues or other Clubhouse Issues:

Kuester Management Group: *support@kuester.com* or 888.600.5044