

Ashton Townhomes Association, Inc.
Clubhouse Rental Agreement

If you wish to reserve the clubhouse, please contact Blue Atlantic Management at (910) 392-3130. You will be required to sign the Rental Agreement below. As the agreement states, the user fee is \$50.00. There is a \$200.00 security deposit fee (which is returned if no damages are found and the facility is left clean).

I hereby reserve the Clubhouse for use on _____ (date)

From _____ to _____ (time)

Your access key is electronically programmed at Blue Atlantic Management for the duration of your request.

The function to be held is _____

The number of persons attending the function is approximately _____

(Note: capacity in the clubhouse is restricted to no more than 50 individuals, per the Wilmington Fire Department.)

I hereby submit **two (2) checks**, each made payable to **Ashton Townhomes Association**. One check is in the amount of **\$50.00** which covers the use of the clubhouse. The second check is in the amount of **\$200.00** and is a refundable security deposit covering any damages or cleaning requirements that may occur as a result of the use of the clubhouse. After inspection by the association's appointed agent and a finding of all rules followed, the \$200.00 will be refunded.

Any setups and cleanups must be done and completed on the reserved date. Function must be cleaned up no later than midnight of the day of rental.

If at any time you find an item that needs repair at the clubhouse, please call Blue Atlantic Management so the problem can be addressed.

I agree, at the conclusion of my function, to remove all bottles, cans, trash and food from the clubhouse. (Trash must be disposed in your trash container at your unit.)

I agree not to use nails, fasteners or tape in any way that damages the wall, floor, ceiling, windows, woodwork or furniture.

I agree to be responsible for damage to the facility and its contents. I agree to follow the attached rules for the clubhouse and that any violation of these rules subjects me to association fines and possible forfeiture of future use of the association's amenities.

I agree to provide my own cleaning supplies and ensure that the clubhouse is thoroughly cleaned before leaving.

PLEASE LEAVE THE CLUBHOUSE CLEAN AFTER EACH USE. THE \$50.00 CHARGE IS A USER FEE ONLY AND DOES NOT COVER ANY CLEANING COSTS.

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

Print Name _____

Signature _____

Phone # _____

Unit # _____

Date _____

Ashton Townhomes Association, Inc.
Clubhouse Rules

The Clubhouse may only be reserved by owners of Ashton Townhomes Association. Owners that cannot be present still must rent the Clubhouse for tenants and assume responsibility for damage. All tenants and guests must follow the same rules and regulations as owners.

Rental of the Clubhouse does not include the use of the pool or does not restrict the use of restrooms by pool residents.

The Clubhouse is available on a “first come-first serve” basis.

All functions and noise must cease by 10:00 p.m. on Sunday through Thursday and 12:00 a.m. on Friday and Saturday.

No alcoholic beverages shall be consumed by any person under the age of 21 years in the clubhouse. Members, tenants and guests are expected to comply with the state law.

Children under the age of 18 are not allowed in the clubhouse unless accompanied by an owner.

The clubhouse capacity is no more than 50 individuals at any one time, per the Wilmington Fire Department.

The Association is not responsible for the loss, theft of, or damage to any personal property.

Any owner of the Ashton Townhomes Association can use the clubhouse without a \$50.00 user fee if owners of the Ashton Townhomes Association are having a HOA meeting, community meeting regarding community issues or any social events. A reservation still has to be made through Blue Atlantic Management. Clubhouse must be left in the same condition that it was found.

The Clubhouse may be reserved for functions when the pool is being used. No owner of the Ashton Townhomes Association shall be denied from using the pool or restrooms during a function.

Individuals with wet bathing suits or towels will not be allowed in the clubhouse, other than in the restroom area, as the chlorine will discolor the furniture fabric and rugs.

Owners are responsible for any damage to the premises caused by their tenants or guests.

No Smoking is allowed in the clubhouse or the restrooms areas. Smoking is also not allowed in the common areas adjoining the clubhouse - pool area, front or side of clubhouse.

No Fire in the Fireplace is allowed in the clubhouse.

Do Not Park on street. Parking is only allowed at the designated owner/visitor spaces.

All functions must be completed by midnight of the date of rental.

Ashton Townhomes Association, Inc.
Clubhouse Closing Checklist

I agree to comply with all of the Clubhouse Closing Checklist and understand that if I have not complied that I will be liable for any additional charges that occur.

Set thermostat to 60 degrees in heating system or 80 degrees in cooling system.

Flush all toilets and be sure all water faucets are OFF.

Carpet has been vacuumed and cleaned if there are any stains or spills.

All furniture must be set back to original places.

All kitchen appliances are clean – refrigerator, stove/oven, microwave, coffee pot, etc. and turned OFF

Turn OFF all lights and fans in clubhouse.

Ensure that there are no bottles, cans, trash, or food left in the clubhouse, including restrooms, covered area between restrooms and front of the clubhouse.

Take all trash with you and dispose in your trash container at your unit.

All blinds closed and windows locked.

All doors locked – sliding glass doors, men and women restrooms and front door.

Clubhouse is clean by midnight of the day of rental.

Printed Name _____

Signature _____

Phone # _____

Unit # _____

Date _____