



HOMEOWNERS AND RECREATION ASSOCIATION

CLUBHOUSE RENTAL POLICY

1. Location: ECHA Clubhouse, 3421 East Pines Way, Snellville, GA 30039
To rent the clubhouse, please contact AMAG at 678-407-1115.
2. Who can rent the clubhouse
 - a. Rental of the ECHA Clubhouse is available to ECHA residents in good standing ONLY! This includes residents of Parkwood Ridge, Timberloch, and Eastmont Cove subdivisions.
 - b. The Rental Agreement must be executed by an ECHA resident over the age of 21. WE DO NOT RENT TO MINORS (UNDER AGE 21) NOR DO WE ALLOW UNCHAPERONED TEEN PARTIES.
 - c. The Renter must be present at the clubhouse during the entire rental period.
 - d. The Renter is required to sign our "Clubhouse Rental Agreement" and pay the fee and deposit prior to the rental.
3. Teen Parties
 - a. For all gatherings of minors (under age 21), there must be one adult chaperon for every six minor guests. The maximum number of teens allowed is twelve (12). The clubhouse must be vacated by 11:30 p.m.
 - b. The renter must pay the hourly rate for private police security for all teen parties. This must be arranged with ECHA/AMAG prior to the rental. Please contact the clubhouse manager for more details.
4. The Cost
 - a. The rental fee is \$225, which includes a \$125 COVID cleaning fee.
 - b. A deposit of \$125.00 is required to reserve the date of rental and may be used to offset any damages that may occur resulting from the rental. This deposit will be refunded within five (5) days of the final walk-through, provided the clubhouse has been properly cleaned and no damage has occurred.
 - c. Both the fee and the deposit are due no later than 48 hours before the day of the rental. Checks can be made out to "*Eastmont Cove Homeowners Assoc.*".
 - d. The Renter accepts responsibility for the conduct of his/her guests and any resulting damage caused by said guests.
 - e. The Renter is completely responsible for any damage that occurs to the clubhouse and surrounding area as a result of the rental. If the damage exceeds the \$125.00 deposit, the Renter agrees to pay any additional amount, at the request of the Association, within ten days after receiving such a request.

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- f. Failure to return the clubhouse and gate key within one day of the rental will result in a \$10 fee being deducted from the deposit.

5. Clubhouse Rules

- a. Maximum occupancy of the clubhouse is fifty (50) people. The number of guests must be listed in the reservation request.
- b. Absolutely, NO smoking in the clubhouse or the bathroom area.
- c. Rental of clubhouse includes the upper deck and lower level restrooms. The pool and pool grounds are not part of the rental. If the rental takes place during pool hours, the restrooms are shared with residents using the pool. Pool parties must be booked separately. Please see the pool rules for more information.
- d. For adult gatherings, the clubhouse must be vacated by 12:30 am. As the clubhouse is located close to private residences, please be courteous to your neighbors regarding noise.
- e. Deck furniture is not to be brought into the clubhouse.
- f. No glue, tape, tacks, nails or other items that damage the walls, trim or paint may be used to decorate the clubhouse. In addition, no part of the clubhouse or surrounding area may be altered in any way without prior consent of the Homeowner's Association.
- g. Use of confetti, glitter, streamers or confetti-like materials is prohibited in the clubhouse.
- h. Balloons must have weights to keep them from floating into the ceiling fans.
- i. The clubhouse and surrounding grounds are to be cleaned prior to returning the keys. This includes, but is not limited to:
 - i. Cleaning the bathrooms and kitchen and vacuuming the carpet.
 - ii. Removing all of your decorations and signs.
 - iii. Bagging all trash and placing in the trashcans on the side of the clubhouse.
 - iv. Returning the furniture to its original position.
- J• The Association has provided a vacuum cleaner and broom. All other cleaning supplies are the responsibility of the Renter. PLEASE NOTE: FAILURE TO PROPERLY CLEAN THE CLUBHOUSE WILL RESULT IN A CLEANING CHARGE TO BE DEDUCTED FROM YOUR \$125.00 DEPOSIT.
- k. The thermostat must be reset to the setting at the first walk through. Guidelines: Set heat at 68 degrees in the fall/winter and A/C at 74 degrees in Spring/Summer.
- I. All windows and doors must be locked when leaving the clubhouse; this includes the door leading from the clubhouse to the restrooms. Please make sure all small appliances are unplugged and the inside lights and fan are off.

The aforementioned policies may be changed or cancelled, at the discretion of the ECHA Board, at any time.