

**WOODSMILL SUBDIVISION
CLUBHOUSE RENTAL AGREEMENT AND CONDITIONS**

1. The Woodsmill Subdivision Clubhouse is located between 812 and 814 Dutch Mill Drive. Management of the Clubhouse is the responsibility of the Woodsmill Trustees.
2. The Woodsmill Trustees may appoint a resident(s) to schedule and manage use of the Clubhouse.
3. Rental of the Clubhouse shall be limited to permanent residents / owners of the Woodsmill Subdivision. Minors may not be left unattended during any rental activity.
4. Rental fee for a one-day use of the property shall be \$100.00, plus a security deposit of \$400.00, to be paid before the proposed rental date. Hours of rental use shall run from 8:00 AM to 12:00 midnight. The security deposit will be refunded under the following conditions:
 - a. All trash is removed from the Clubhouse and grounds.
 - b. All cigarette butts, ash, etc. outside must be cleaned and removed with the trash.
 - c. No tape or tack shall be used in the Clubhouse.
 - d. Do not park on the grass.
 - e. Place "NO PARKING" signs along the north side of Dutch Mill Drive at least 8 hours prior to the advertised start time of your event.
 - f. All carpeted floors are to be vacuumed and tile floors are to be wet mopped.
 - g. Counters must be wiped down and the stove and refrigerator cleaned.
 - h. Tables and chairs are to be folded and stored properly.
 - i. Driveway, walkways, and entrances are to be cleaned of any decorations.
 - j. All lights are to be turned off, and doors and windows locked.
 - k. Music must stop at 11:00 PM; the Clubhouse is to be vacated by 12:00 midnight.
 - l. Smoking is not permitted inside the Clubhouse.
 - m. No patent or latent damages are discovered upon post-rental inspection.
 - n. Police have not been summoned to the Clubhouse for any reason during the time of the rental.
 - o. Paper products (toilet paper, paper towels) have been replenished.
5. Thermostat has been set to 55F in winter or 80F in summer.
6. Tables and chairs are not to be removed from the Clubhouse at any time.
7. The fireplace is decorative, not functional. Fires are not permitted at any time.
8. All utensils, paper towels, napkins, toilet tissue, and plastic can liners are the responsibility of the renter.
9. The grounds and yard must be cleaned of any decorations.

All of the above items are conditions of rental of the Clubhouse. A resident of the Woodsmill Subdivision must be present at all functions; that resident is responsible to ensure the conditions above are adhered to. Such resident will be held financially liable in case of damages to the Clubhouse, contents, or grounds.

Rental conditions and fees are subject to change without notice. All checks for rental and security deposits should be made payable to: The Woodsmill Subdivision. Clubhouse keys must be returned to the Clubhouse manager within 24 hours of the conclusion of the rental. By signing below, the resident acknowledges the acceptance of the conditions listed herein. Should there be any cause for legal action to enforce the above conditions, any such legal expenses shall be paid by the renter(s).

Renter Signature: _____ Date: _____

Print Name and Address: _____

Woodsmill Representative: _____ Date of Rental / Use: _____