



Stanton Landing Property Owners Association
101 Dolphin Way
Beaufort, NC 28516
www.Stantonlanding.org

Creek Club Clubhouse Rental Agreement

Reservation Availability

The Creek Club shall be used exclusively by members of Stanton Landing Property Owners Association and their invitees. Any Stanton Landing property owner, age 21 and over, in good standing with the Stanton Landing Property Owners Association, is eligible to rent the Creek Club. Reservations will be accepted and finalized on a first come first served basis.

Fees and Security Deposit

1. A \$150 security deposit will be required for all events.
2. A check for the security deposit, made payable to Stanton Landing Property Owners Association, and a completed rental agreement form, must be submitted to the Board of Directors before any reservation will be confirmed and finalized. Returned checks will result in cancellation of the reservation.
3. Full or partial refund of security deposits will be sent to property owner/renter within two weeks of the rental, upon satisfactory inspection of the clubhouse by a Board member.
4. A security deposit may be partially or completely retained for the following reasons:
 - a. Violation of any terms and conditions on the rental application and agreement.
 - b. Interior or exterior damage to Stanton Landing Property Owners Association property.
 - c. Failure to adequately clean facility after use.
5. The security deposit will not be a limit of liability in the event that damages exceed the amount of the deposit held. Property owner/renter agrees to compensate the Stanton Landing Property Owners Association for any damages to the clubhouse or any common areas resulting from this rental. Failure to pay will result in a



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delinquent assessment and suspension of Stanton Landing Property Owners Association privileges.

Rules and Procedure for Renting Clubhouse

1. The property owner renting the clubhouse must be in attendance at all times during the event.
2. Maximum number of persons in the clubhouse may not exceed 120 (per fire code).
3. Clubhouse rentals are limited to a 24 hour period.
4. Clubhouse usage shall be limited to the hours between 7:00am through 10:00pm.
5. Smoking is prohibited in the clubhouse, porches, or balconies at all times.
6. Rental of the clubhouse does not include the pool and pool area, private use of lower level restrooms, or weight room.
7. Requests for exclusive use of arbor and lawn area during clubhouse rental will be considered on a case by case basis.
8. If music is played, the volume must be reasonable and doors closed so the sound does not disturb neighbors.
9. Property owner/renter is responsible for proper parking of all guest vehicles.
10. Property owner/renter is responsible for all arrangements concerning delivery and pickup of any rental equipment. Rental equipment may be delivered no more than 24 hours prior to rental, during rental hours, and must be removed either on the day of the event, or the morning after an evening function, providing these do not interfere with another rental. The Stanton Landing Property Owners Association is not responsible for loss or damage to rental equipment.
11. Decorations shall not be taped, nailed or tacked to walls, ceilings, furniture, cabinets or any other interior surface.
12. Property owner/renter is responsible for the complete clean up of the interior and exterior of the clubhouse at the conclusion of the event. This includes, but is not limited to, removal of all trash, decorations and unused food and beverages,



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- cleaning the kitchen and appliances, restrooms, vacuuming the floors and stairs, mopping the floors, cleaning the tables, countertops etc., and returning all furniture to the original position.
13. Barbecue grills may not be used inside or on the decks but may be used in the parking area on the driveway side of the clubhouse.
 14. Firearms and/or fireworks are not permitted on Stanton Landing Property.
 15. All interior furniture shall remain indoors, and exterior furnishings, outside.
 16. No animals except service animals are permitted in the clubhouse.
 17. Stanton Landing Property Owners Association reserves the right to eject the property owner and guests at any time from the facility if their use of the facility or grounds poses a danger to themselves, a risk of damage to the facility, or a hazard or disruption to the rest of the community.
 18. Docks in front of the clubhouse are not common property. The use of and access to these docks by any persons other than the dock owners is prohibited.
 19. The Board of Directors will have the authority to deny use of the clubhouse for a function deemed to be contrary to the best interest and welfare of the Stanton Landing Property Owners Association, including, but not limited to functions that would be considered illegal, commercial, political in nature, or requiring paid admission.

Use of Alcohol

1. Property owner/renter assumes all risks and responsibility for the serving of food, drink and alcoholic beverages including any civil or criminal liability resulting from the serving, use, or presence of alcohol during this function.
2. Alcoholic beverages are strictly prohibited at any youth function. The property owner/renter agrees to comply with all state and local laws concerning alcoholic consumption and agrees that no alcoholic beverages will be sold on the premises.



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Name of Property Owner/Renter _____

Private Function (please describe) _____

Approximately _____ persons will be in attendance

To be held on Date _____ Start Time _____ End Time _____

I, _____ have agreed to pay the Stanton Landing Property Owners Association the Rental Fee of _____ and the Security Deposit of _____ for my private function to be held on _____. I further agree to be present throughout the entire private function for which the clubhouse is being rented, accepting full responsibility for the conduct of the persons attending the function. Appropriate adult supervision will be provided for any youth function.

I agree to assume all risks and responsibility, including civil and criminal liability resulting from the serving, use or presence of alcohol at my private function.

I hereby certify that I have read, understand and agree that the Security Deposit is not a limit of liability, and will compensate the Association for any damages exceeding the amount of the security deposit. Compensation will be enforced by special assessment.

I further agree to hold harmless the Stanton Landing Property Owners Association, the directors, officers, and agents from any and all liability for any personal injury and or property damage sustained by the property owner, his or her family or guests, invitees or others employed by him or her while using the premises and or the clubhouse.

Property Owner / Renter

Stanton Landing Property Owners Association Officer / Agent