

MorningView Children's Wing - Clubhouse Rental Rules

1. Free Rental for Neighborhood Activities

- MorningView residents can use the clubhouse free of charge for neighborhood activities (e.g., Bunko, Swim Team, Girl/Boy Scouts, Women's Club).
- **Note:** A deposit is still required from the sponsoring homeowner.

2. Resident-Only Bookings

- Clubhouse rentals are strictly for MorningView residents. Non-resident bookings are not permitted.
- Copy of state issued ID or Driver License required.

3. Private Party Rental Fees

- **Rental Fees:**
 - Half-Day Rental: **\$150**
 - **AM Rental:** 8:00 AM - 2:00 PM
 - **PM Rental:** 4:00 PM - 10:00 PM
 - Full-Day Rental: **\$300**
- **Deposit:** A refundable deposit of **\$200** is required at the time of reservation and will be billed to your account. You may pay online or by check (payable to MorningView) at least 3 days prior to the event.

4. Homeowner Presence

- The renting homeowner must be present throughout the event. Please include setup and cleanup time in your reservation.

5. Damage and Rule Violation Fees

- Any repair costs due to damage will be charged to the homeowner's account. Additional fees may apply if rules are violated.

6. Facility Cleanliness

- Leave the clubhouse, including bathrooms, in a cleaner state than when you arrived. Trash bags are provided in the bins, and all trash should be disposed of in the large bins behind the splash pool.

7. No Smoking

- Smoking is prohibited inside the facility and on the pool deck.

8. Children/Teen Party Guidelines

- **Supervision:** One adult for every 6 children/teens.
- **Alcohol:** No alcohol permitted if children or teens are present.
- **Food/Drink:** No red dye in food or drink items.

9. Noise Curfew

- No music after 10:00 PM. The amenity area closes at 10:00 PM.

10. Air Conditioning Use

- Keep all doors closed if the air conditioning is in use.

11. Parking

- All cars must be legally parked.

12. No Overnight Parties

13. Maximum Occupancy

- The clubhouse can accommodate up to 65 guests.

14. Account Standing

- All homeowners must be in good standing with HOA assessments fully paid before renting the clubhouse.

15. Pool and Pool Deck Use

- The rental does not include exclusive use of the pools or pool deck. Pool access is limited to 6 guests per MorningView household. No access to the pool or pool deck after 9:00 PM.

16. Reservation Timing

- Reservations must be made at least 5 days in advance to allow the management company time to set the door lock (unavailable on weekends).

17. Gate Security

- The main gate must remain closed. The renting homeowner must grant access to guests. A **\$100 fine** will be charged if the gate is propped open.

18. Available Amenities

- The clubhouse includes 5-6 tables, 25 chairs, and a refrigerator with a freezer for your use.

Indemnity Agreement

Homeowners agree to indemnify and hold harmless MorningView HOA against any losses, claims, or expenses incurred in connection with the use of the premises.

Clubhouse Cleaning Checklist for Renters

Note: Failure to follow these guidelines will result in the loss of the entire deposit.

1. **Furniture:** Return all furniture to its original placement.
2. **Decorations:** Do not tape, pin, or staple decorations to walls or ceiling fans.
3. **Spills:** Blot and clean any spills immediately. Cleaning supplies are available onsite.
4. **Debris:** Pick up all debris from floors, carpets, and furniture.
5. **Trash:** Remove all trash, including restroom trash, and dispose of it in the designated bins behind the pool.
6. **Respect the Facility:** Encourage guests to respect the clubhouse to maintain its condition.

Thank you and enjoy your event!

I understand and will follow all the rules.

Homeowner's Name (please print clearly)

Date of Reservation

Homeowner's Signature

Time Reserved

Date

Address (street number and street name)