

STONE CREEK RANCH HOMEOWNERS ASSOCIATION, INC.

Clubhouse Rules

(Issued July 2019)

ALL PERSONS USING THE CLUBHOUSE AND/OR CLUBHOUSE AREA DO SO AT THEIR OWN RISK.

(The rules are in addition to the Mecklenburg County/Charlotte City Codes/Ordinances & Stone Creek Ranch Governing Documents.)

RENTALS/RESERVATIONS:

- All Rentals/Reservations shall be made using the Clubhouse Rental Form located on the Kuester Website and Checks are to be mailed to PO Box 3340, Fort Mill, SC 29716. The community calendar on the Kuester Website can be used to check Clubhouse availability. Residents should plan (3) three days in advance of rental to guarantee reservation if Clubhouse is available. (Kuester Management can be reached at support@kuester.com or (888)-600-5044 to assist with forms and checks.)
- ONLY Stone Creek Ranch Residents and their Guests are permitted to use the Clubhouse areas. (Note: per CCR's, Owners who lease their home and are not residing in the home may NOT use the Clubhouse facilities.)
- No More than 75 guests permitted to occupy the Clubhouse for the rental/reservation time. ALL guests must be accompanied, at all times, by the Resident who invited them.
- Rental Time Windows and Fees are as follows:

Sunday-Thursday 10am - 9pm
Friday-Saturday 10am - 12pm

The cost is \$175 for six (6) hours anytime during the rental window. Each additional hour beyond six (6) hours is \$15 per hour .

Security Deposit of \$250 must be mailed with Rental Fee.

GENERAL:

- All parents and guardians agree to release and indemnify the Association from any claims, losses or other liability arising from use of the Clubhouse by any person under 18 years of age for whom they are responsible.
- Residents renting the Clubhouse are responsible for the actions of their Guests at all times, including replacement of damaged HOA property. Owners are also responsible for their Tenants actions if they are renting the Clubhouse and damage occurs.
- The Clubhouse Rental shall not be used for the purpose of Selling Merchandise, Conducting Business other than HOA Related Business. The Rental is for Private Events Only with Invitation Only Guest. The Resident renting the Clubhouse is responsible for making sure the MAXIMUM allowed number of Guest stated above is not exceeded.

- The Resident's Stone Creek Ranch Access Card will be activated to access the Clubhouse for the requested rental window. During the rental, the Clubhouse Bathroom will be accessible by Residents and Guest. (The Pool Bathrooms will NOT be accessible during Clubhouse rentals.)
- At the end of the Rental, the Resident and Guest shall leave the Clubhouse and make sure the all doors shut completely and the door is not propped open by any foreign object. The door will lock automatically at the end of the rental time so DO NOT lock deadbolts. The Resident's Access Card will not be able to access the Clubhouse after the rental window.
- Refrigerator and Freezer Temperatures should remain at 5 at all times.
- No Candles or Use of ANY Flammable Substances is permitted inside or outside of the Clubhouse.
- No use of tape, screws, or nails to Walls, Equipment, or Furniture is allowed. Museum putty or other type of material is acceptable as long as it does not damage the property. The Renter is responsible for any damage.
- HVAC thermostats shall not be placed below 68 degrees (AC mode) and above 75 degrees (Heating Mode). Adjust to 77 degrees when in AC mode and 65 degrees when in Heating mode prior to leaving.
- Upon arrival if you find any items outside the Clubhouse rules/Check List then please note them on the Check List.
- All lights are to be turned off at the end of the rental.

HEALTH AND CLEANLINESS:

- **Absolutely NO SMOKING in or around the Clubhouse is allowed. This includes electronic cigarettes (E-cigarettes) that have a glass casing/tank attachment.**
- Adults please accompany small children when they are using toilet facilities at the Clubhouse.
- Deposit trash in the provided receptacles inside Clubhouse during Rental time.
(All trash must be removed from Clubhouse at end of Rental and put in city trashcans outside the Clubhouse)
- NO PETS permitted in the Clubhouse, apart from licensed guide dogs.
- Please help keep our facilities clean and notify the Kuester of any issues.
- Renter must clean all Clubhouse Areas including Clubhouse Bathroom in addition to other items on the Clubhouse Checklist. Drop Checklist in the drop box on front Clubhouse porch at end of rental time.
- During rental nothing should be placed over the windows, doors to obscure viewing.

CLUBHOUSE EQUIPMENT/FURNITURE:

- Clubhouse Equipment/Furniture may NOT be removed from the Clubhouse and nothing should be placed in front of Emergency Exits per Mecklenburg County Fire Marshall.
- Clubhouse Equipment/Furniture is NOT to be tampered with and must be put in its orginal location at the end of the rental.
- Water must not be used on wood surfaces.

**Other contacts for Control Access System Issues or other Clubhouse Issues:
Kuester, (support@kuester.com or (888)-600-5044) OR SCRClubhouse@gmail.com**