

**MARKETPLACE COMMONS HOMEOWNERS ASSOCIATION, INC**  
**CLUBHOUSE, CLUBHOUSE DECK, KITCHEN AREA & RESTROOMS**  
**DEPOSIT AND DISCLAIMER**

I, \_\_\_\_\_, the Owner of the house at \_\_\_\_\_, do hereby submit my deposit for \$100.00 for the use of the Marketplace Commons Homeowner Association Clubhouse, Clubhouse Deck, Kitchen Area, & Restrooms on \_\_\_\_\_ (day) \_\_\_\_\_ (date). I understand that this deposit is to cover the cost of cleaning the area after my use and to cover the cost of any damage caused by my guests for me, if necessary.

I understand I will receive a full refund of my deposit; if the area is left clean and orderly and keys returned immediately following my use (within 48 hours). In addition, all garbage must be bagged and removed from the area. Should I fail to clean the premises, or if anything is broken or damaged during my use, an amount up to or greater than my security deposit, will be charged directly to me.

If alcoholic beverages will be served at or brought to the activity, then I understand and agree that I am responsible for ensuring that any consumption or serving of alcohol at the activity is done strictly in accordance with Georgia Law. I further acknowledge and agree that no alcoholic beverages will be sold, manufactured or made at the activity. I agree that I will provide transportation for any person attending the activity who is intoxicated or otherwise under the influence (as defined by Georgia Law).

I understand that the activity should not exceed midnight.

I understand the noise level including any music will be kept at a level as not to disturb other persons.

I understand that this reservation does not provide availability of tennis court or the pool facilities by parties or their guests.

I understand there are no pets allowing in the Clubhouse.

I understand that no smoking is allowed in the Clubhouse.

I understand page 2 of this document must be checked-off and signed for my deposit to be returned to me.

Further, I assume all responsibility, risks, liability and hazards incidental to the activities applied for. I hereby release and forever discharge the Marketplace Commons Homeowner Association, its officers, directors, employees, agents and members, present, past or future from any and all claims, costs, causes of action and liability. Claims released includes- personal injury or death and damage to or destruction of property arising from my use to the clubhouse, clubhouse deck, kitchen area, restrooms and their appurtenances and the Marketplace Commons Homeowner Association facilities, if used.

I agree to indemnify and hold harmless the Marketplace Commons Homeowner Association from all charges, claims, costs, causes of action, damages and liability (including but not limited to attorney's fees) for any injury, to invitees, or any member of the Marketplace Commons Homeowner Association or any other person whether or not based on the acts or omissions of the Marketplace Commons Homeowner Association which arise from or are in any way related to the above activity.

Keys must be returned within 48 hours of use. There will be a \$50.00 fee for a lost key.

_____ Signature	For the Association
_____ Phone Number	
_____ Email Address	_____ Name

## **Marketplace Commons HOA Clubhouse Rental Procedures**

A \$100 refundable deposit is required at the time of reservation.

Contact Cari Gaines, Association Manager at [CariGaines@FieldstoneRP.com](mailto:CariGaines@FieldstoneRP.com) or 404-596-5273 to schedule a rental.

### **TO RESERVE YOUR KEYS,**

**Your information will be sent via email to the current members of the Marketplace Commons HOA Social Committee, one of whom will contact you within 48 hours to arrange pickup and return of the keys.**

**The \$100 refundable deposit and the signed contract will be required prior to receiving the clubhouse key.**

**Before check-out and deposit return, the renter is responsible for:**

- Closing all umbrellas on the pool deck
- Removing all trash from area
- Sweeping and Moping if floor is dirty
- Cleaning any spills/stains
- Cleaning kitchen if used
- Cleaning grill and removing charcoal if used
- Emptying refrigerator
- Returning furniture to original position
- Making sure bathroom lights and fan are off and door is shut
- Setting thermostat to 65 in winter and 75 in summer
- Setting security system
- Turning off all lights and locking doors
- Pool items/toys will be disposed of within 24 hours

Keys MUST be returned within 48 hours. \$50 fee for lost keys.

A member Social Committee will review the condition of the clubhouse after the event (generally the next day). The \$100 deposit will be returned provided the condition of clubhouse is in good standing. Fieldstone Association Management will assess any fees necessary to clean, repair or replace any damaged items.

Clean up Approved: \_\_\_\_\_

Deposit Check Returned: \_\_\_\_\_