



Homeowner's Association, Inc.

POLICY FOR USE OF THE CLUBHOUSE

Homeowners may reserve the use of The Clubhouse subject to the following:

1. The Clubhouse is for the use of Raven's Run members and may be reserved only by Raven's Run property owners and their immediate families. To reserve the Clubhouse the property owner must be current in his/her regime fees and fines. To comply with the fire code, reservations will not be accepted for more than 56 people. Reservations for the Clubhouse provide for the use of the Clubhouse and the Clubhouse porches only. The picnic area, tennis courts, volleyball court, racquetball court, swimming pool and adjacent area may not be reserved for a private function. No commercial functions are permitted to be held in the Clubhouse.
2. A Raven's Run member may reserve the Clubhouse twice per calendar year without incurring a rental fee. A \$100 rental fee will be required for all subsequent reservations in the calendar year. Such rental fees will be deposited in a Clubhouse Maintenance account for the refurbishment and upkeep of the Clubhouse.
3. A Cleaning Fee of \$100 will be due upon execution of the rental agreement. The fee covers the cleaning of the Clubhouse prior to the function and after the function. The member is responsible for providing their own trash bags for the removal of food, dirty dishes and all trash from the Clubhouse and surrounding areas to be placed in a receptacle outside of the Clubhouse. This must be completed by noon the day following the function when the Clubhouse will be inspected.
4. A Damage Deposit (refundable) of \$500 will be due upon execution of the rental agreement. If all is in good order following the inspection, the member will be notified by Adams Properties and the Damage Deposit will be refunded. If damages have occurred, the expense to repair the damage will be deducted from the Damage Deposit. If damage expenses exceed the \$500 deposit, a bill will be sent to the member. Payment will be due within two weeks.
5. The Raven's Run member must be present at the function at all times and is responsible for the conduct of their guests. All minors (under twenty-one years of age) are to be supervised by parents/members at all times.

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6. The member is responsible for all damages, missing items, cleaning and turning off the lights and locking the doors at the conclusion of the function. Raven's Run is not responsible for personal articles left in or around the Clubhouse.
7. Alcoholic Beverages may not be sold. No alcoholic beverages will be served to any person under the age of twenty-one. If alcoholic beverages are served at the function and underage persons are attending the function, the member is required to sign a release form when the key is picked up.
8. No grills are allowed on the Clubhouse decks.
9. Smoking is not allowed in the Clubhouse.
10. No animal other than service animals assisting the handicapped are allowed in the Clubhouse.
11. All music must cease at 9:30 p.m. week nights (Sunday through Thursday) and must cease at 11:00 p.m. on weekends (Friday & Saturday). **Any noise resulting in complaints from neighbors must be turned down immediately upon notification.** The function must end at 11 p.m.
12. Clubhouse doors must not be propped open when air conditioning is running.
13. The upstairs clubhouse furniture must remain indoors.

FEES FOR CLUBHOUSE RENTAL

1. **Rental Fee - \$100** (If Clubhouse is rented more than twice per calendar year)
2. **Cleaning Fee - \$100**
3. **Damage Deposit - \$500**

Separate checks are required for each of the above. Checks should be made payable to Raven's Run Homeowner's Association.

STEPS TO RESERVE CLUBHOUSE

Completion of the Raven's Run Clubhouse Rental Application is required, (copy attached). Call Ann Taylor, Office Manager at Adams Properties. She is responsible for booking all Clubhouse reservations, executing the rental agreement, delivery and pickup of the Clubhouse key and collecting fees and damage deposit checks. If you wish to use a party code to open the gate, please advise her at least one week in advance of the function to request activation. The gate will not remain open and the caretaker will not be available to open the gates for guests. In the event you wish to cancel your reservation, a minimum of forty-eight (48) hours notice is required to avoid forfeiture of the rental fee.

Raven's Run Homeowners Association Board of Directors

Approved on August 15, 2007



Homeowner's Association, Inc.

RAVEN'S RUN CLUBHOUSE RENTAL APPLICATION

NAME _____
Please Print Name

ADDRESS _____ LOT # _____

PHONE _____ E-MAIL _____

DATE REQUESTED _____

SCHEDULED TIMES – START _____ END _____

SPECIFY TYPE OF EVENT _____

**I acknowledge I have read the Policy for the Use of the Clubhouse,
dated August 2007, and agree to abide by it.**

Member Signature

Date

**Raven's Run Homeowners Association Board of Directors
Approved on August 15, 2007**

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Raven's Run Homeowner's Association, Inc. is a non-profit corporation established pursuant to the laws of the state of South Carolina. No member thereof shall be liable for a greater fraction of a debt or a liability of the Association than represented by the assessments payable by the member.