



CLUBHOUSE RENTAL AGREEMENT

I hereby agree to abide by the Rental Agreement ("Agreement") in my possession and have read and acknowledge the following Rules and Regulations for The Overlook at Marietta Country Club Clubhouse ("Clubhouse"). I take full responsibility for any oversight of my guests at this event. Furthermore, I waive all liability from the Overlook at Marietta Country Club Homeowners Association, Inc. ("Association") and its members and agree to indemnify and hold each harmless in event of any loss.

Homeowner Name _____

Address _____

Home Phone _____ Cell Phone _____

Email _____ Amenity Card Number _____

Emergency Contact Name _____ Phone _____

EVENT DETAILS

Event Date _____ Start Time _____ End Time _____

Event Description

Number of Attendees _____

CLUBHOUSE RENTAL AREA

Please select the area(s) you plan to rent for your event:

- Upstairs area ONLY (\$175 rental fee)
- Downstairs area ONLY (\$175 rental fee)
- Both upstairs and downstairs areas (\$350 rental fee)

RULES AND REGULATIONS

In consideration for the Association allowing me the exclusive use of the area(s) of the Clubhouse selected above, equipment and furnishings therein, I, undersigned member of the Association, agree as follows:

1. Reservations, payment and signed rental agreement are required to use the Clubhouse. Please Check Availability on the community website (www.oamcc.org) under Residents > Amenities > Clubhouse. Or you may login to the community portal and view the Community Calendar.
2. The Clubhouse is available to all homeowners of the Association. A homeowner may make reservations only if in good standing, meaning his/her account balance is current on all fees due to the Association, including but not limited to assessments, fines and liens or other encumbrances that have been levied on the homeowner or property within The Overlook at Marietta Country Club ("OAMCC").
3. I agree to rent the the area indicated above ("Clubhouse Rental Area") of the Clubhouse on the date and time stated above and pursuant to the following terms and conditions:
 - a. The party or other function can be held for up to five (5) hours between the stated start and end times list above. I understand that continued use of the Clubhouse after the hours for which it has been reserved will constitute a breach of this Agreement and will result in forfeiture of my deposit.



CLUBHOUSE RENTAL AGREEMENT

Continued

- b. I understand that I am being granted the exclusive use of the Clubhouse for the time period described above subject to the right herein reserved by the Association to enter the Clubhouse and terminate my use thereof should the conduct of any person using the facility endanger the health, safety or well-being of any person or constitute a threat to any property.
- c. I understand that I am being afforded the exclusive use of the Clubhouse only and, that, if the pool area is open and used during the function, the use of the pool by persons attending my functions non-exclusive and such persons will not interfere with use of the pool and pool area by persons not attending my function. This reservation is for the Clubhouse only and does not include the pool area.
- d. I will make a non-refundable rental fee payment of \$175 for use of the Upstairs area only, \$175 for use of the Downstairs area only, or \$350 for use of both areas to the Association and a fully refundable cleaning and damage deposit in the amount of \$250 upon submission of this Application and Agreement. I understand and agree that this deposit will be used to pay for cleaning costs as well as any and all damages resulting to the Clubhouse, its contents or any other portion of the Association property from any actions of persons present at, attending or any other way related to my function. I understand that any charges made against my deposit will be explained. If cost of repairs exceeds the amount of my deposit, I agree to pay the Association the full costs of all repairs within ten (10) days of receipt of a written explanation of the damages and a bill from the Association for such repairs. I agree that all deposits, fees and expenses incurred by the Association as a result of the use of the Clubhouse under this Agreement shall be considered an assessment and constitute a lien against my property and shall be fully collectible as provided for in the Association's Covenants and Bylaws.
- e. Neither my guests nor I will swim unless I have paid the fees for a pool reservation and extra lifeguards. I accept the \$1,000 fine imposed to my account if my guests or I swim during the party.

PAYMENT MUST BE INCLUDED WITH THE SIGNED RENTAL AGREEMENT

Please prepare two checks, made payable to "Overlook at Marietta Country Club HOA," and kindly write "Clubhouse Rental" in the memo area of your checks.

Check #1: **Area Rental Fee**

- **\$175** rental fee for UPSTAIRS level of the Clubhouse only, OR
- **\$175** rental fee for DOWNSTAIRS level of the Clubhouse only, OR
- **\$350** rental fee for BOTH levels of the Clubhouse

Check #2: **\$250** check for a **Refundable Damage/Clean-Up Deposit**

MAIL COMPLETED AGREEMENT AND PAYMENT TO

Send signed agreement and payment to Georgia Community Management, Inc., c/o Michelle St. Dennis, Community Association Manager, PO Box 2750, Loganville, GA 30052. A confirmation will be emailed once the form and checks are received.

QUESTIONS?

Please reach out to Michelle St. Dennis, Community Association Manager, at mstdennis@gcmmgt.com or (770) 554-1236 for inquiries and access instructions.

I understand that, by signing this document, I hereby acknowledge that I have read the above CLUBHOUSE RENTAL AGREEMENT and its rules and regulations carefully before signing.

Homeowner Signature _____

Date _____

In case of an emergency or problems accessing the clubhouse, please contact GCM at (770) 554-2136 or board members Carl Van der Horst at (470) 525-9490 and Todd Weinert at (770) 330-5570.