

Riverbend Plantation HOA

riverbendplantationhoa@gmail.com

*****You MUST be a resident of Riverbend Plantation*** Clubhouse Reservation Form and Agreement:**

Name: _____
Date of Reservation: ____/____/____ Start Time: ____ Stop Time: ____
Home address: _____
Cell Phone: _____ Home Phone: _____
Event: _____ Number of Guests: _____

Deposit and Rental Fees:

Deposit: \$250.00 (refundable upon inspection of clubhouse after rental date)

Rental Fee: \$325.00 (\$150.00 Clubhouse only/**Does NOT include pool + \$175.00 COVID Cleaning fee**)
\$425.00 for exclusive rental of pool and clubhouse—pool may be rented exclusively Tuesday and Thursday evening after 6:00 PM, or Saturday 10:00 AM-12:00 PM, per HOA Board (\$250.00 Clubhouse & pool + \$175.00 **COVID Cleaning fee**)

- ☐ Separate checks: \$250 Deposit and one check for the Rental + Cleaning Fee should be made payable to RPMIA, Inc. Arrangements to drop off the checks may be made with an HOA Board member or mailed to the address at the top of the page,
- ☐ Clubhouse key may be picked up prior to and dropped off after your event through arrangements with the HOA Board.

Owner/ Resident Agreement:

I have read the Riverbend Plantation Clubhouse Rules, which are attached, and agree to abide by them. I fully understand that any costs incurred or penalties assessed by the RPMIA, Inc. through the use of these facilities by me and/or my guests shall first be deducted from the deposit and any additional balance due shall be paid by me upon presentation of statement.

Owner or resident understand the following: Under Georgia law, there is no liability for an injury of an individual entering these premises if such an injury or death results from the inherent risks of contracting COVID-19. You are assuming this risk by entering these premises.

During COVID-19 restrictions, a maximum recommended occupancy at the pool and in the Clubhouse is not to exceed 25 people. Owner or resident is encouraged to follow all CDC, State, & County COVID guidelines.

*It is the owner's or resident's responsibility to clean up remove all trash and leave the facility the way they found it (furniture placement) after usage. There must be no damage to the building or property in order to receive the deposit back.

Owner's/ Resident's Signature: _____ Date: ____/____/____

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Pool Rules:

WARNING – NO LIFEGUARD ON DUTY, SWIM AT YOUR OWN RISK

- Pool hours: 10:00AM to 9:00PM or dark (whichever comes first, daily).
- Unattended solo bathing is prohibited.
- Children ages 15 and under are not permitted in the pool area without an adult in attendance.
- No swimming allowed during heavy rain or when thunder and lightning can be seen or heard.
- No diving.
- Safety floatation devices only.
- No running, rough play, or airborne objects allowed.
- No spitting, spouting of water, or blowing nose in pool.
- No foul language.
- No “cut offs” or exposed diapers allowed. Swim diapers required by all toddlers.
- No glass articles allowed in or around pool.
- No private pool furniture allowed on pool deck. (Exception: During COVID restrictions)
- No tobacco products or alcoholic beverages.
- No food, drinks, or wrappers shall be permitted within 10 feet of pool.
- One guest per Riverbend resident in attendance.

***RPMIA, Inc. reserves the right to deny access to pool area.

Park Rules:

- Park hours: 10:00AM to 9:00PM or dark (whichever comes first, daily).
- Children ages 12 and under are not permitted in park area without an adult in attendance.
- No motorized vehicles (motorcycles, ATV’s, etc.) allowed in park area.
- No weapons of any type—play or otherwise.
- No rough play, excessively loud noise or music.
- No foul language.
- No pets.
- Shoes and shirts required at all times.
- No tobacco products or alcoholic beverages.
- One guest per Riverbend resident in attendance.

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Clubhouse Rules:

- The clubhouse is for the private use of the residents of Riverbend Plantation. It is available for rental to Riverbend Plantation residents only for non-commercial and not-for-profit parties or meetings.
- If the Clubhouse is rented during a period when the Governor of Georgia has issued an Executive Order, (i.e. COVID restrictions), the renting party is required to adhere to said Executive Order.
- The clubhouse is kept locked at all times except during Association scheduled events. Children under 18 years of age must be accompanied by an adult.
- Use of recreational equipment such as pool, playground equipment, or other similar items, if provided, will be in accordance with the published rules and regulations of the Association.
- In the event that a resident wishes to use the clubhouse for a function or event (clubhouse function), the resident must first obtain approval of the Association, in writing, at least fourteen (14) days in advance of the clubhouse function. In order to rent the clubhouse, a resident will need to execute a "clubhouse reservation form," which is available at the management office. A rental fee, cleaning fee, and security deposit may be charged by the Association for any clubhouse function. Any resident who rents the clubhouse for a clubhouse function is responsible for any and all damages to the common elements, if any, which occur as a result of the clubhouse function. The resident is also responsible to ensure that the clubhouse is properly cleaned immediately after the completion of the clubhouse function and that a designated Association representative has inspected the clubhouse to ensure it is cleaned acceptably. This includes but is not limited to removal of trash, removal of any tables or chairs used from the garage, and replacing furniture to original location. The use of the clubhouse is restricted to Riverbend Plantation owners, residents, resident-sponsored events and Association sponsored events.
- The clubhouse is not available for rent by outside entities or individuals, and is not available for use by outside individuals unless in conjunction with an event sponsored by an owner, resident, or the Association. RPMIA, Inc. reserved the right to deny use of the clubhouse.
- The clubhouse shall not be available for private clubhouse function during the Memorial Day, Fourth of July, or Labor Day three-day weekends unless the event is Association sponsored and open to all residents of Riverbend Plantation.
- A refundable \$250 deposit and a \$150 or \$250 rental fee are required. The renting resident will have exclusive use of the clubhouse only (\$150) and **does NOT include use of the pool**. Exclusive use of clubhouse and pool will only be allowed Tuesday or Thursday evenings after 6:00PM, and Saturday 10:00 AM-12:00 PM as determined by Riverbend HOA (\$250). Association sponsored events are exempt from this policy. A \$175.00 COVID-19 sanitization fee is added to the rental until further notice.
- Damages to the clubhouse/ equipment will be deducted from the deposit. If the deposit is an insufficient amount, the renting resident will be billed for the difference.
- Unsupervised children and teen parties are prohibited.
- No tobacco products inside clubhouse.
- No party items will be furnished by Association.