

GENERAL RULES FOR USE OF THE CLUBHOUSE BY RESIDENTS

Rules and pricing are subject to change at any time.

The clubhouse belongs to each member of the Pleasant Point community who is in good standing. Therefore it is the responsibility of each of us using the clubhouse to return it to the condition in which it was found.

Please let the Chair of the Clubhouse Committee know when your meeting is scheduled, including the anticipated time of arrival and departure, so a member of the committee can unlock and re-lock the doors.

When using the facility, please leave it as clean and neat as you found it. Replace chairs and tables in their original position. Make sure lights are off in the entire facility.

Please remove any trash when leaving the clubhouse. This includes any paper towels in the rest room's trash. Turn off lights and/or fans when leaving any bathroom.

No bathing suits allowed in the clubhouse at any time.

Shirts and shoes are required at all times.

Cups and paper products in the kitchen/bar area should only be used for community events.

Children under the age of 16 are not allowed in the clubhouse unless accompanied by a parent or supervising adult.

Smoking: Smoking is prohibited in the Pleasant Point Clubhouse and porches. Smoking is permitted in the designated smoking areas of the parking lot.

Rules and Regulations for Rental of the Clubhouse for Events

When a property owner makes a reservation that property owner must be in good standing with the Association. The person renting the property, whether or not a resident, will be fully responsible for any damages, etc. caused by those attending the event and must be present at all times during the function.

To reserve the PP clubhouse for private functions:

Applications: Applications must be made to Bob Bundy, Bundy Appraisal and Management. (Phone: 843-524-2207-ext.224). Bundy Management will inform a member of the Clubhouse Committee of the date(s) requested.

Fees:

Private/Personal Events

- Resident Fees for Clubhouse Rental:
 - Rental of the Clubhouse Private/Personal Events: \$150 + \$100 Cleaning Fee + \$100 Compliance Fee*
 - IE \$250.00 non-refundable, \$100.00 refundable
- Non-residents:
 - Non-residents rental of the Clubhouse for an event: \$300 + \$100 Cleaning Fee+ \$100 Compliance Fee*
 - IE \$400.00 non-refundable, \$100.00 refundable

Rehearsal Dinners, Wedding Ceremonies and Wedding Receptions:

- Resident Rehearsal Dinner: \$150 + \$150 Cleaning fee + \$100 Compliance Fee*
 - IE \$300.00 non-refundable, \$100.00 refundable
- Non-resident Rehearsal Dinner: \$300 + \$200 Cleaning fee + \$250 Compliance Fee*
 - IE \$500.00 non-refundable, \$250.00 refundable
- Wedding ceremony: Resident and Non-resident: \$200.00
 - IE \$200.00 non-refundable
- Wedding reception:
 - Resident: \$650.00+ \$200.00 Cleaning fee + \$250.00 compliance fee*
 - IE \$850.00 non-refundable, \$250.00 refundable
 - Non-Resident: \$800.00 +\$200 Cleaning fee + \$250.00 Compliance fee*
 - IE \$1,000.00 non-refundable, \$250.00 refundable

*These fees are refundable if there is no damage to or excessive trash left at the property.

Rental fees cover only the use of specified areas. The client must provide all other services. Renters agree to compensate the PPPOA for any damages to property. PPPOA may retain all or part of the compliance deposit (non-resident) in order to cover the cost of any repairs to damage caused to the property as a result of the event. The cost of any repairs over and above the amount of the compliance deposit shall be billed to the renter. Copies of invoices for repairs and/or replacements deemed necessary by PPPOA shall serve as a basis for assessing compensation for damages.

Rental fees are subject to change without notice until an agreement is signed with the renter.

Reservations may be made up to one year in advance for events. This agreement may not be in whole or part assigned, transferred, or sublet.

Rented area: Clubhouse and porches; the pool area is not included. (This rental fee includes use of the kitchen.)

Rehearsals: Rehearsals may be conducted on the property prior to the date of the event, subject to scheduling and availability. Time and date of rehearsals are to be arranged with clubhouse management.

Alcoholic Beverages: The client must abide by all state alcoholic beverage laws and regulations. A Temporary Alcoholic Beverage License may be required for a cash bar and must be obtained from the South Carolina Department of revenue at least two weeks prior to the event. All bars are to close one half hour prior to the scheduled end of the event.

Florists and Decorators: The client may select any florist or decorator for the event. Live plants may be used in the facility on the day of the event. Surfaces damaged from the use of decorations will be repaired at the client's expense. All flowers and decorations must be removed at the end of the event.

Music and Dancing: We recommend the band should be no larger than 4 pieces due to limited electrical outlets and limited space for dancing. Dancing is permitted on the porches of the clubhouse as well as in the clubhouse. No music shall be permitted neither earlier than 10AM nor later than 11PM. Clubhouse management has the right but not the obligation to request volume reduction at anytime. Any musician, band DJ, etc. performing at the event must sign the attached Musician's Agreement. The Musician's Agreement must be returned no later than 10 days prior to the scheduled event. Any violation of the noise ordinances outlined in this agreement may result in the forfeiture of the renter's Compliance deposit.

Smoking: Smoking is prohibited in the Pleasant Point clubhouse, porches and on Pleasant Point grounds surrounding the clubhouse, except in the designated area near the parking lot.

Candles: Use of candles or open flames is prohibited inside, including restrooms and kitchen. Only votive candles may be used outside, provided they are contained in appropriate fireproof glass or ceramic containers. Yard torches (e.g. Tiki torches) are permitted in grassy areas.

Clubhouse and Grounds: Furniture, equipment and all items belonging to PPPOA are for use in the Clubhouse and must not be removed from the clubhouse. Bubbles, birdseed and flower petals may only be used outside the clubhouse and must be cleaned from the walkways following the event. None of these items are to be used in the clubhouse or on the porches. No signs shall

be posted anywhere within the Plantation unless approved by the PPPOA. No pins, nails, tape; adhesive products, etc. may be used on walls, doors, ceilings, furnishings, etc.

Parking: All vehicles must be parked in the parking lot or in the circle in front of the clubhouse.

Cleaning:

All trash must be bagged and removed from the property within 24 hours following the event. Failure to comply with the above could result in forfeiture of the Compliance Deposit in part or in full.

If the caterer is to perform these duties, the renter must make these arrangements. In the event that the renter or caterer fails to clean the facilities, the refundable cleaning deposit will be used by the PPPOA to have the clubhouse professionally detailed and cleaned in the days following the function.

Rented or independently supplied equipment

All rental tables, chairs, lights, fixtures, etc. must be removed within 24 hours after the event. This includes supplies and rental equipment supplied by the renter, independent vendors, caterers, florists and all others.

Failure to remove these items will result in forfeiture of all or part of the compliance fee.

PPPOA Furniture and Equipment:

PPPOA furniture (including chairs and tables) must be returned to where they were found prior to the event.

Damage to PPPOA's furniture or equipment will be separately billed to the renter.

Renter's Responsibilities:

The renter is responsible for securing all necessary permits and s??? including, but not limited to, those for alcoholic beverages.

The renter is responsible for abiding by these policies, the ordinances of the County of Beaufort and the laws of the State of South Carolina and any applicable Federal rules, laws and regulations.

The renter is solely responsible for the behavior and safety of guests in attendance.

Every attempt will be made to ensure that the facility is in good working condition. However, the PPPOA facilities are rented as is. PPPOA, its' officers or employees do not guarantee and bear no responsibility for equipment or fixture failure or for unsuitability of any portion of the facility due to natural or man-made disasters, fires, storms, and similar consequential events.

The renter agrees to indemnify, defend and hold harmless PPPOA, Bundy Appraisal & Management, Inc., their officers, owner or employees against any and all claims and liability for

damage, whether to person or property that arises as a result of negligent acts of the renter and his or her guests. In addition, PPPOA, its' officers; or employees are not responsible for security for any private property (including foodstuffs and alcohol) that is brought onto the property. PPPOA, its' officers, and/or employees are not responsible for any lost or damaged items.

The renter must be present or provide an individual to be present at the PPPOA Clubhouse for all deliveries, set-up, caterers, florist, musicians, etc. The renter is to be present or provide an individual to be present for clean up and removal of all deliveries.

PPPOA, its' officers or employees will not be responsible for any set-up, deliveries or cleaning.

Application for Rental of Pleasant Point Plantation Clubhouse

One half the rental fee is due with this application. Make checks payable to PPPOA.

For reservations contact: Bob Bundy at 524-2207 ext. 224

Date: _____

Phone: _____

Renter's name: _____

Address: _____

Phone: _____ Cell: _____

Number of guests: _____

Nature of event:

Date and Time of event: From: _____ to _____

If serving alcohol, are you properly insured? _____

If a Pleasant Point resident, are you an Association member in good standing? _____

Signature of the Renter

Application fee: \$ _____

Cleaning deposit: \$ _____

Compliance deposit: \$ _____

Returned:

Cleaning deposit: \$ _____

Compliance deposit: \$ _____

Pleasant Point Plantation Club House Musician Agreement

Association must approve music before it is booked.

Name of Client/Event: _____

Date of Event: _____

Times of event: _____

Times of music: _____

Name of music provider and phone #: _____

Description of music:

A small instrumental band or DJ is permitted with low amplified music. Bass levels for all instruments and all amplified music must be kept to a minimum. Clubhouse management may use their discretion to monitor the volume of the music.

Dancing is allowed inside the clubhouse and on the porches.

The musicians must provide all equipment, furniture and power cords necessary. Power supplies other than standard, residential 20 amp single outlets are not available. It is the responsibility of the musician to locate and plan power needs. The power cords must be taped down for safety measures.

I have read and understand this contract and will adhere to its contents.

Musician: Signature: _____ Date: _____

Please Print Name: _____

Phone: _____ Cell: _____