

**CLIFF RIDGE COLONY CLUBHOUSE RULES  
AND RENTAL POLICY**  
(Revised March 2022)

1. The Clubhouse **upstairs** is available for renting to Cliff Ridge Property Owners **only, except** on July 4, Labor Day, Memorial Day, New Years Eve and/or any day that an official POA function is scheduled. The maximum number of persons at any rental function shall not exceed 125 for fire and safety reasons.
2. Rental is required when a Property Owner wishes to have **exclusive use of the upstairs** of the Clubhouse for a private function, excluding use by any other POA member during the rental period.
3. The rental is for the exclusive reservation/use of the **upstairs** of the Clubhouse. **It does not include exclusive use of the downstairs, pools, tennis courts, boats, lake, or other amenities.** These will remain open to all Association members during the rental. Renters would have access to these amenities.
4. The renting Property Owners are **required to be present at all times** at their rental functions and insure that the proper decorum is maintained, guest behavior is satisfactory and POA property is protected. The renter is responsible for the behavior of their guests.
5. The following rental fees are required:
  - a. **Rental Fee: \$200.00 for 50 people or less and \$400.00 for more than 50 people.**  
(Covers utilities, cleaning and setting up/taking down of tables and chairs. (No setup/takedown is allowed by the renters)
  - b. **Damage Security Deposit: \$1000.** (Refundable if no damage or loss is determined by an inspection immediately following the function. **Renters are responsible for damage incurred exceeding the deposit and will be billed.**)
  - c. **Moving Furniture Deposit: \$500** (if furniture is to be moved this additional deposit and approval is required)
6. The Association Staff will conduct a visual inspection and inventory, prior to the event accompanied by the renter, and Association staff will conduct a follow-up inspection and inventory shortly after the event to determine any damage to the property or loss of furnishings or accessories. If damage or loss has been incurred the renter is responsible for appropriate restitution and will be billed accordingly. An inventory of furnishings and accessories prepared by the Association staff is to be used in the inspections prior to and after the function.
7. Each renter is required to sign a Rental/Hold Harmless Agreement which incorporates these rules by reference therein.

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8. The following rules are to be observed at all times by Association members and their guests :
- a. All furnishings on the main level are not to be moved for the function.
  - b. No wet swimsuits, towels, etc. are allowed in the upstairs of the clubhouse.
  - c. No dogs or other pets are allowed in **or around** the pools or clubhouse area.
  - d. **Anyone using the Clubhouse for a “non-rental function” is expected to leave the premises exactly as they found it. The Association staff will monitor this for complete clean-up and damage fees may be assessed the user if necessary.**
  - e. Renters must furnish their own paper goods/supplies and must not use the POA’s stock.