

STATE OF SOUTH CAROLINA)
) RENTAL/HOLD HARMLESS AGREEMENT
COUNTY OF GREENVILLE)

By this RENTAL AGREEMENT, made this ___ day of _____, 20___,
_____ (“User”) hereafter referred to as the User, does contract with the Cliff Ridge
Colony Homeowners Association, Inc. (“Owner”), for the use of the Premises on _____
(date) for _____ (type of event), from _____ to _____
(time).

The Premises are known and designated as Cliff Ridge Colony Club House, to include exclusive use of the top floor of the club house and nonexclusive use of the bottom floor of the club house, pools, lake, grill, play area, tennis courts and adjacent property (“the Premises”), in Greenville County, South Carolina. User agrees not to exceed the maximum occupancy for the facility being used and to abide by the **Cliff Ridge Colony Rules And Rental Policy**, which are attached hereto and made part of this contract.

The rental fee to the User shall be Two Hundred Dollars (\$200.00) for up to Fifty (50) people and Four Hundred Dollars (\$400.00) for more than Fifty (50) people, together with a One Thousand Dollar (\$1000.00) damage security deposit plus an additional \$500 deposit if furniture will be moved.

The total rental fee (\$200.00 or \$400.00) and damage deposit of \$1000.00 or \$1500.00 shall be payable as follows: Total fees due, shall be payable in the form of a cashiers check, money order or personal check, shall be returned along with a signed copy of this agreement to Robin Bishop at 205 Rhododendron, Cleveland, SC 29635. If the User desires, and if the rental reservation is over 6 months in advance of the event, one half of the total fees may be attached to this agreement. The balance of the total fees must be received by the Owner no later that 30 days prior to the event. If payment is not received by the due date, Owner reserves the right to cancel the reservation.

In the event the User must cancel this Rental Agreement, they shall notify Owner at least 30 days prior to the event date at which point any fees will be refunded.

User covenants that it will carefully occupy and use the Premises and pay all damages arising out of its occupancy caused by User, his or her agents, guests, invitees or suppliers. The use of the Premises shall be at the sole risk of the User, his or her agents, guests, invitees or suppliers and those claiming under the User, and Owner shall not be liable for any injury, loss or damage to any person or property in or upon the Premises, and User hereby covenants and agrees to assume all liability for and indemnify Owner against any such injury loss or damage. The User shall reimburse Owner for any damage of any kind whatsoever to its Club House or any property contained therein, and/or grounds, or any other property resulting from or arising out of the use of the premises or the event caused by the User, his or her agents, guests , invitees, or suppliers.

(Revised March 2022)

IN WITNESS WHEREOF, the Owner and User have set their hands and seals as of this
___ day of _____, 20__.

CLIFF RIDGE COLONY HOMEOWNERS ASSOCIATION, INC., Owner

By: _____ its _____

USER: _____

Information to be completed by User:

Name: _____

Address: _____

Telephone Number(s) _____ (home)

_____ (office)

_____ (cell)