

Rules and Procedures

Farmer's Rest Amenity Center

- (1) The Farmer's Rest Amenity Center is open for the use of The Farm property owners and their **accompanied** guests. Areas available for common use include the large room, loft, restrooms and pool at the Farmer's Rest.
- (2) Community-wide events will be scheduled and held from time to time at the facility, and private events may be scheduled by property owners on a first come/first served space available basis. **The hosting property owner must be in attendance at any scheduled event.**
- (3) ALL private events must be scheduled through Community Management Group – 795-8484. Private owner events will exclusive access to the building. **There is no reservation of the pool or pool area and the event should be confined to the amenity building.** Scheduling of such an event will require a \$200 refundable security deposit and payment of the prevailing light cleaning service and inspection fee (currently \$130). Furniture arrangement and the facility must be left in the condition in which it was found. All garbage generated must be bagged and removed from the premises. The renting owner must contact Community Management Group the morning of the event to report any damage found prior to their event. The facility will be inspected by the cleaning service or management by 12:00 noon the following business day after the event. **Any damage noted will be deducted from the deposit. Any damage in excess of the deposit will be billed to the hosting property owner.** A key may be requested for better access for such events, allowing two-way access through the bathroom doors.
****** All applications and fees must be received within 5 (five) business days of booking to hold your reservation. Reservations will automatically be cancelled without receipt of application and fees at 349 Folly Road office.**
- (4) If the two-way key is to be checked out, it must be picked up at Community Management Group's office. Key must be returned immediately after the event. Be sure to contact us at least one week before the event to arrange to pick up the key.
- (5) Lost keys will result in re-keying and key distribution being charged against the deposit.
- (6) The facility does not have a commercial type dumpster. It has only two residential type trash containers. It is extremely important, therefore, that garbage generated at private functions that exceeds the capacity of the two containers be removed from the grounds as noted above. If the event occurs on a Tuesday, the containers are to be brought to the curb for early Wednesday morning pick-up.
- (7) HOA sponsored social functions will have priority over private events.
- (8) The property owner (lessee) agrees to and understands that this is a family-oriented facility and any infractions or deviations from family-oriented themes, activities and/or guest behaviors will result in an immediate termination of the event **AND** application of a fine of **\$250 per infraction, per guest in attendance.** Owner certifies by acceptance of this lease his/her agreement with the reasonableness of this provision and penalty. Examples of specific **violations** of this section will include "bachelor/bachelorette" party themes, "adult" events and any other event theme where young children would not ordinarily be invited or in attendance.
- (9) The property owner (lessee) agrees that he/she will not allow consumption of alcoholic beverages or any other intoxicating substance **to any such degree** that it would result in impairment, nuisance to other users of the facility or the pool and playground area. Further, the owner agrees to **actively monitor** impairment and immediately cease, correct and transport impaired individuals **off the property** by an unimpaired designated driver. Violations of this section will result in immediate termination of the event **AND** application

of a fine of **\$250 per infraction, per guest in attendance**. Owner certifies by acceptance of this lease his/her agreement with the reasonableness of this provision and penalty.

- (10) The facility has cameras in place throughout the facility including the pool area. Any inappropriate conduct that is reported will be viewed and the property owner will be held accountable.
- (11) In accordance with SC DHEC laws and for safety of owners and their guests, **ALL exterior doors and gates must be kept closed and latched at all times.**
- (12) Normal closing hour for clubhouse functions shall be 10:00p.m.
- (13) Alarm will be set at precisely 10:00 by remote automation. Persons occupying any part of the facility after the alarm is set are trespassing and may be prosecuted.
- (14) Persons occupying the facility after hours, who trigger an alarm event, or whose failure to properly secure the facility allows triggering of an alarm will be charged a fee for time, travel and costs at a rate to be determined.
- (15) Farmer's Rest events organized chiefly for minors **MUST** be supervised by responsible adults at all times and in all areas.
- (16) Neither the community management company nor the HOA assumes any liability for personal injury to or for the loss of personal property of property owners or their guests.
- (17) The HOA and community manager reserve the right to refuse use of the facility by any group or organization whose size is likely to strain the facilities or constitute a hazard in the event of fire or other emergency.
- (18) **SMOKING IS NOT PERMITTED INSIDE FARMER'S REST AT ANY TIME.** Smokers outside the building are requested to dispose of their cigarette butts properly.
- (19) By order of the Fire Marshall, no grilling, grease cooking or deep frying will be allowed in the Farmer's Rest or in or near any pinestraw or mulch areas.
- (20) Host agrees to respect the "quiet enjoyment" of the residents of the community.
- (21) No one under the age of 21 may reserve the Farmer's Rest facility.
- (22) Hosting property owners will take full responsibility for locking up and securing the building and storage areas before leaving.
- (23) No pets are permitted within the Farmer's Rest facility at any time.
- (24) No fireworks of any kind are permitted at or near the Farmer's Rest facility at any time.
- (25) Renters of homes in The Farm may book the facility. **Property Owner must co-sign this application. Owner assumes full responsibility** for the event including the conduct of their tenant and all guests, and any damage that may occur.

Name of responsible person(s): _____ Apx. # guests: _____

Address: _____

Phone Number: _____ E-mail: _____

Date of Rental: _____ For the Hours of: _____ am/pm to _____ am/pm

For the Purpose of: _____
(Type of Activity)

Signature of responsible Party(ies) _____

****Checks Payable to The Farm at Wescott**
349 Folly Rd. Ste 2-B Charleston, SC 29412**