

## **CROSS CREEK HOMEOWNERS' ASSOCIATION**

The Cross Creek Clubhouse (205 Oak Park Drive, Madison, MS 39110)

The Cross Creek Clubhouse is owned by the Cross Creek Homeowners' Association. The Cross Creek Clubhouse is available for rental to members in good standing of the Cross Creek Homeowner's Association. Good standing are those members who are current with all HOA assessments.

The member that rents the Cross Creek Clubhouse shall be present at all times during the rental period and shall monitor all guests to obey the stated rules and expectations of this contract. In the event the clubhouse is reserved for a party where guests are less than 21 years of age, appropriate chaperons must be present at ALL times. The member assumes responsibility for the acts and safety of the guests including those arising from service of alcoholic beverages. The member (lessee) shall be responsible for all damages to the Cross Creek Clubhouse, including appliances, cabinets, tables, chairs, walls, porch, and floors. If the deposit does not cover the damage, then the lessee member will be responsible for any or all financial damage to the Cross Creek Clubhouse that exceeds the amount of the deposit.

Neither Cross Creek Homeowners' Association nor its representatives, board members, agents, or management company may be held accountable for any acts resulting in damage to said property or personal injury to guests. The resident member hereby holds all of the above-named parties harmless from any liability associated with the rental of the facility \_\_\_\_\_(Initials).

This reservation does not include occupancy or use of the pool or pool area and shall not be used under any circumstance by the lessee \_\_\_\_\_(Initials).

The renting member shall be responsible for cleaning all tables and chairs, removing all decorations, cleaning all cabinets and appliances \_\_\_\_\_(initials).

The Cross Creek Homeowners' Association or their representatives and/or assigns shall not be liable for any acts resulting in personal property damage, bodily injury, or other acts by member's guests. It is important for the member to control all persons who enter the Cross Creek Clubhouse \_\_\_\_\_(Initials).

**OWNER NAME & PROPERTY ADDRESS:** \_\_\_\_\_

**RENTAL DATE & EVENT TYPE:** \_\_\_\_\_

### **RENTAL FEES & DEPOSITS**

Reservation Fee: \$150.00 Deposit Fee: \$150.00 (Rental fee is charged to your card once HLNM approves the rental Deposit will be charged to your card 7 days prior to the event date.)

**Option A: BOOK ONLINE & PAY WITH CARD** <https://homeland.cincwebaxis.com/CC> log in & visit the reservation tab

**Option B:** drop off this paper application & 2 checks at Homeland (511 Keywood Cr. Flowood MS)—dates are not confirmed until the online booking or paper application with payment is received at Homeland & you receive email confirmation of the booking.

Weddings and Wedding Receptions:

\$1,500 Reservation \$1,000 Deposit

I certify that I have read and understood all parts of this contract and will agree by signing to all terms of this contract.

\_\_\_\_\_  
(Member) \_\_\_\_\_ (Date)  
\_\_\_\_\_  
(Member) \_\_\_\_\_ (Date)

## **Cross Creek Clubhouse Rental Checklist**

1. Online Booking of the Reservation is your electronic agreement to the rules in this contract.
2. Once this process is complete, you will receive a door code from Homeland the day before your event. Door code will be active beginning at 8:00 am the day of the event. You will not be allowed in the Cross Creek Clubhouse after midnight on the day of your rental unless you receive permission from the Cross Creek Board representative.

### **Cleaning Checklist for the Cross Creek Clubhouse:**

1. Keep all doors closed when air conditioning/heat is on.
2. Thermostat is to remain at 70 degrees or above during summer
3. Make sure stove and oven are off
4. When the event is over, return thermostats to 55 in the winter and 80 in the summer.
5. Return all tables and chairs to storage area, clean, stacked properly.
6. Remove all food and drink from the refrigerator/freezers, stove, and cabinets.
7. Remove all decorations brought in for the event (REMINDER: no decorations are to be attached to the walls, this includes tape, thumbtacks, nails, etc.) Please use caution with balloons around operating fans.
8. Turn off all lights and ceiling fans, making sure all doors to the outside are locked.
9. Remove all trash from premises (you are responsible for removing all trash after an event)
10. Using code instructions lock Cross Creek Clubhouse front door.
11. No Smoking or use of illegal drugs including marijuana in the Cross Creek Clubhouse!
12. Parking is permitted in the parking lot only. NO PARKING ON THE GRASS.
13. All events should terminate by 12:00 midnight. No activity or event for which the clubhouse is rented may be advertised or publicized in any manner to solicit the attendance of the general public. No admission shall be charged, and Cross Creek Clubhouse is not open to the public but limited to member's guests.
14. Music for the event is to be limited to only the inside of the Cross Creek Clubhouse.
15. MAXIMUM capacity for Cross Creek Clubhouse is 50. Event will be closed immediately if this safety rule is violated.
16. The doors leading to the pool area are to be locked at all times during rental.
17. No pets, bicycles, skateboards, roller blades, etc. of any type are allowed in the clubhouse or pool area at any time.
18. If you move the furniture in the clubhouse, it MUST be placed back in its original position. Failure to comply will result in forfeiture of the damage deposit.

**THE POOL IS NOT TO BE USED FOR ANY CROSS CREEK CLUBHOUSE RENTAL EVENT. VIOLATION OF THIS RULE WILL RESULT IN LOSS OF DEPOSIT AND FINE. MEMBER WHO IS RENTING CLUBHOUSE WILL BE RESPONSIBLE FOR ANY VIOLATION OF THIS RULE BY THEIR GUESTS.**

Note: video cameras record all activities in the Cross Creek Clubhouse inside and outside.

## **CONTACT INFORMATION**

- Should a non-emergency occur, please call, or text the Cross Creek Board Member (David Dunn 601-942-5704).
- Should there be an emergency, dial 911 and give them the address of the Cross Creek Clubhouse (205 Oak Park Drive, Madison, MS 39110)

FAILURE TO COMPLY WITH CROSS CREEK CLUBHOUSE RULES CAN RESULT IN FORFEITURE OF DEPOSIT AND FINE ASSESSMENT FOR DAMAGES THAT EXCEED THE DEPOSIT AMOUNT INCLUDING DENIAL OF FURTHER USE OF THE CROSS CREEK CLUBHOUSE.

MEMBER SIGNATURE STATING THAT THEY HAVE RECEIVED AND ACKNOWLEDGE THIS DOCUMENT

**SIGNATURE:** \_\_\_\_\_

**DATE:** \_\_\_\_\_