

CLUBHOUSE RENTAL AGREEMENT

Chestnut Springs Homeowners' Association

c/o Timmons Properties, Inc.
2200 Hillsboro Road, Suite 200
Nashville, TN 37212
Phone: 615-383-1777 Fax: 615-383-2260

Brentwood, TN 37027

We are happy to reserve the clubhouse in your name for the following dates:

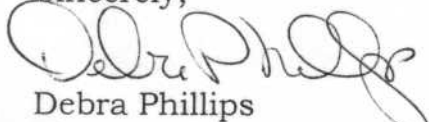
Please fill out the enclosed paperwork and return it to:

Timmons Properties, Inc.
2200 Hillsboro Road, Suite 200
Nashville, TN 37212

With the paperwork, please include two checks made out to Chestnut Springs Homeowner's Association. The clubhouse key is to be picked up and returned to Timmons Properties, Inc.

1. \$30.00 Rental Fee
2. \$200.00 Refundable Deposit

Sincerely,


Debra Phillips
Timmons Properties, Inc.

Clubhouse Rental Agreement

1. Renter of the Clubhouse will be responsible for any damages and agrees to reimburse Chestnut Springs Homeowners' Association for any expenses incurred for repairs to the Clubhouse and any other property that are directly or indirectly the fault of his/her guests or himself/herself.
2. The Clubhouse will be available for reservation only. All functions must be by personal invitation of the renter and attended by the renter. All reservations must be made two (2) weeks in advance.
3. Only parties of 49 or less will be allowed in the Clubhouse.
4. Live bands and loud music will not be permitted.
5. All party activities will be within the Clubhouse. **No loitering will be allowed on the outside grounds.**
6. Alcoholic beverages will be permitted, but with moderation. No person under the age of twenty-one (21) will be allowed to attend if alcoholic beverages are present unless accompanied by parent(s) or guardian(s).
7. Do not adjust the thermostat.

RENTAL HOURS: Sunday through Thursday 12:00 Noon `til 10:00 PM
Friday and Saturday 10:00 AM `til 12:00 Midnight

8. The following items must be done before the cash deposit will be refunded:
 - Vacuum all rugs and hardwood floors.
 - Dust hardwood floors with dust mop, if needed.
 - Check all tables and clean where needed.
 - Both bathrooms need to be swept, mopped and trash emptied and cleaned if needed.
 - Trash needs to be removed from kitchen and carried out to garbage cans.
 - Kitchen floor needs to be swept and mopped.
 - Kitchen counter should be wiped off.
 - Refrigerator should be emptied and cleaned.
 - Clean kitchen sink.
 - Make sure all doors are locked and lights are turned off.
 - Furniture in place.
 - Trash cans emptied

- All ash trays emptied and cleaned
 - Bathrooms mopped and sinks cleaned
 - Carpet vacuumed
 - Kitchen cleaned and the floor swept and mopped
 - Cans and bottles scattered around the property by your guests and trash left by them must be removed.
9. Any attempt to adjust the thermostats could cause forfeiture of your deposit.
 10. There will be a deposit of \$200.00 payable in advance for the use of the Clubhouse and a check in the amount of \$30.00 for the Clubhouse Rental.
 11. If the Clubhouse is not vacated by 12:30 AM you will forfeit your \$200.00 deposit.
 12. The Clubhouse must be cleaned by 10:00 AM the following day. If this is not done, it will delay the refunding of your cash deposit.
 13. Only homeowners are permitted to reserve the Clubhouse. Homeowner must be present during the entire time that the Clubhouse is being used for reservation function.
 14. All decorations are to be limited to the interior of the Clubhouse and shall not be attached by nails, staples or any other material that will damage the Clubhouse.
 15. Exterior doors will be kept closed during functions.
 16. If the Clubhouse is not cleaned and/or there is any damage to the Clubhouse or if any Clubhouse items are missing, appropriate charges will be made and credited against the deposit. If the cost exceeds the amount of the deposit, an assessment will be made with the next monthly assessment.
 17. NO PETS ARE ALLOWED IN THE CLUBHOUSE.
 18. The Association reserves the right to refuse Clubhouse reservations at their discretion.
 19. No Smoking inside clubhouse
 20. No parking on the grass
 21. If a lawsuit is necessary, the homeowner who reserved the Clubhouse will pay all legal fees and court costs.

Reservation forms and checks should be mailed to

Timmons Properties, Inc.
2200 Hillsboro Road, Suite 200
Nashville, TN 37212

at least two weeks before reservation date. If reservation form and checks are not received by Timmons Properties one week prior to the date of your reservation, your reservation will be canceled.

Party reserving the Clubhouse must call Timmons Properties two days before the function to make arrangements to obtain the key.

The reserving party should check the Clubhouse. If any existing damage is noted, please report this to Timmons Properties at 383-1777.

It is agreed that the homeowner reserving the Clubhouse is solely responsible for the actions of all persons attending the function. If in the opinion of the Board of Directors or the Managing Agent, the actions of those attending the function created a disturbance or nuisance to occupants of the development, the security deposit will be forfeited and/or reservation of the Clubhouse for a period of six (6) months will be denied.

The above procedure does not detract from the liability of owners to refund the Association and expenditures incurred by it in repairing or replacing any items or portion of buildings or ground damaged by owners, tenants, agents or guests.

I agree to hold the Association harmless for any liability arising from actions of owners, tenants, agents or guests.

I understand the Clubhouse Rental Agreement and I will abide with it. I further understand that if I violate any of these conditions, my use of the Clubhouse will be revoked and I will have to vacate the Clubhouse immediately.

DATE: _____

SIGNED: _____

ADDRESS: _____