

Seaside Plantation of NMB Property Owners Association Amenity Center Rules of Use for Private Functions

Seaside Plantation owners have the opportunity to reserve the Amenity Center Clubhouse for personal, private functions up to 12 months in advance. **The maximum occupancy capacity of the Amenity Center shall not exceed 75 persons, as per the Fire Marshall of the City of North Myrtle Beach.** One owner shall have no more than three open reservations. Committees authorized by the Board of Directors may also reserve the Amenity Center Clubhouse for Seaside Plantation of NMB POA community-wide private functions. These facilities are only available to Seaside Plantation of NMB property owners. Reservations are taken on a “first-come, first-served” basis.

All Amenity Center Clubhouse reservation requests must be submitted to and approved by the Property Management Company or the Amenity Center Committee Chairperson. The Amenity Center Committee and/or the Property Management Company, after approval of the Board of Directors, reserve the right to refuse any requested reservation.

Owners with reservations are welcome to reposition furniture, at their own risk, but all furniture and the Amenity Center Clubhouse itself must be left in the same configuration and condition it was prior to any changes made.

Amenity Center Clubhouse hours are from 8:00 a.m. until 12:00 p.m. midnight. Any requested extended hours must be approved in advance by the Amenity Center Committee and/or the Property Management Company.

Amenity Center Clubhouse features include:

- Refrigerator with icemaker (new 2018)
- Sinks
- Microwave/convection ovens
- 2 Dishwashers
- 24 gallon trash cans (bags in kitchen closet)
- Charcoal grill (outside). **HOT COALS ARE NEVER TO BE LEFT UNATTENDED, AND MUST BE DISPOSED OF PROPERLY AFTER THEY ARE COMPLETELY COLD.**
- 2 Coffee Pots, 1 Keurig
- 7” White china plates (qty. 135)
- Wine glasses
- Large plastic serving trays
- Kitchen utensils
- Silverware
- Cleaning supplies
- Ice chest (in kitchen closet)
- 4 large rectangular furniture tables, with 8 upholstered, wooden chairs per table
- 4 large round furniture tables, with 4 upholstered, wooden chairs per table
- Folding Chairs in closet
- Folding Tables in closet
- Bar area
- Men’s room
- Ladies’ room

Reserving Owner's Responsibilities:

1. Submit a non-refundable fee of \$50.00 when reserving the Amenity Center Clubhouse.
2. Submit a refundable fee of \$200.00 when reserving the Amenity Center Clubhouse. This deposit will be returned after inspection of the Amenity Center Clubhouse after the end of the reserved event, minus any repair/replacement costs or cleaning costs. Inspections will be conducted within 48 hours of the end of the reserved event.
3. Two checks, one for the non-refundable \$50.00 fee, and one for the \$200.00 deposit, must be made payable to the **Seaside Plantation of NMB POA** and submitted along with the reservation request. Send the request and checks to the following:
BenchmarkCAMS
Mail: P. O. Box 280, North Myrtle Beach, SC 29597
Email: cs@camsmgt.com
Community Manager Amy Baker
abaker@camsmgt.com
(843) 249-1779
4. No one under the age of 21 may reserve the Amenity Center Clubhouse.
5. **Owners are required to be present during the function and will be held responsible for the conduct of their guests.**
6. **The number of occupants must never exceed 75 persons, as per the Fire Marshall of the City of North Myrtle Beach.**
7. The Owner making the reservation agrees to be responsible for full replacement and restoration of any damaged or missing item.
8. The Owner agrees that their guests will abide by the Rules and Regulations of the POA and the Amenity Center Clubhouse.
9. The Owner agrees to respect the "quiet enjoyment" of the residents of the Seaside Plantation community.
10. The Owner takes full responsibility for locking-up and securing the entire Clubhouse before leaving after the event.
11. The reserving Owner agrees to indemnify Seaside Plantation of NMB POA, the Property Management Company and their agents on behalf of himself/herself, and all guests from any responsibility for injury and/or damages of any nature incurred as a result of any private function held at the Seaside Plantation POA Amenity Center.
12. Keys must be returned on the next business day following the event.
13. The following must be completed no later than noon on the day following the event:
 - Remove all food.
 - Wash and return to original location any kitchen utensils, dishes, glasses, etc. used for event.
 - Clean all countertops, sinks, and tabletops.
 - Remove all trash and garbage from the Amenity Center grounds.
 - If furniture is moved, return to original location.
14. **NO SMOKING!** There is no smoking permitted inside the Amenity Center Clubhouse.
15. **NO PETS.** Pets are never permitted in the Amenity Center Clubhouse.
16. **NO FIREWORKS** are ever permitted in the Amenity Center Clubhouse or in any common areas of the Seaside Plantation of NMB.
17. **NO BURNING OF DECORATIVE CANDLES** located inside the Amenity Center Clubhouse.

Use of the Amenity Center Clubhouse does NOT grant exclusive use of the pool area. The pool area can be reserved only for community-wide activities by action of the Amenity Center Committee or the Board of Directors through the same process as Amenity Center Clubhouse reservations.

Reservations for Non-Personal Use

- Reservations for non-personal use (business, commercial, guest, etc.) will be permitted, but is subject to a limit of 3 uses per owner per year.
- The refundable fee for non-personal use will be the same as for personal use, \$200.00 per event. However, the non-refundable fee will be \$200.00 instead of \$50.00.
- All other rules and regulations remain the same for non-personal events.