

*Summer Wind Private Estates*  
**CLUBHOUSE RENTAL INFO AND RULES**  
**Clubhouse hours – 6:00AM to 12:00AM – 7 days a week**  
**As of 2/25/2013**

- Use of clubhouse: There will be four (4) people permitted per household to enjoy the use of the clubhouse. Exceptions to this only for parties or private events (see item below).
- Children under the age of eighteen (18) must be accompanied by an adult at all times.
- Clubhouse must be reserved for all parties or private events. Only the community room may be reserved; the pools & exercise areas will remain available to all homeowners. Homeowner **MUST BE PRESENT** during the entire event or party.
- Reservations may only be made one (1) year in advance. First come, first serve.
- Reservations are from 6am until 12am seven (7) days a week. Reservations are available for six (6) hour blocks of time. Exceptions to this with Management approval only. If two (2) events are scheduled for the same day, Management reserves the right to allow enough time for homeowner cleaning between events.
- Pets are not permitted in the clubhouse, pool, or clubhouse grounds area.
- Clubhouse is a **non-smoking** facility. Homeowners are responsible for insuring their guests comply and do not smoke. Smoking is permitted outside of the clubhouse and outdoor pool area. All ashtrays and debris must be cleaned immediately after use.
- Homeowner must ensure that guest parking does not impede on the safety of the property or the convenience of other homeowners (no street parking, no double parking, no blocking of driveways or fire hydrants, and no parking on grass). It is imperative that parking be monitored throughout the rental period and vehicle parking is only in designated parking lots.
- Tacks, tape, or any type of fasteners typically used when decorating for parties or events are prohibited.
- Cleaning of the clubhouse must be done immediately after the event ends. All areas must be cleaned, including all foyers, restrooms, floors, countertops, stoves, sinks, and carpeted areas. All homeowners are to furnish their own cleaning supplies, vacuums, etc. There is a wash sink in front mechanical room for your cleaning convenience.
- All trash & debris must be removed from the clubhouse. **\*\*DO NOT THROW THRASH IN CONSTRUCTION DUMPSTER\*\*** Trash must be taken with you and discarded at your unit.
- A deposit check of \$150.00 is required from the homeowner when the reservation is made, along with the signed rental agreement. This amount includes \$75.00 for the security deposit and \$75.00 for the rental fee. **Reservation will not be held until deposit is received.**
- An inspection will be made after rental. If everything is properly cleaned, trash is removed, and all rules were followed, \$75.00 of the deposit will be refunded to the homeowner.
- Any part or all of the deposit shall be forfeited due to improper cleaning, trash removal, repairs needed, evidence of smoking, etc.
- Each homeowner has been issued a key to the clubhouse. Key will open all doors, except for Pool Mechanical Room. There is a \$25.00 fee for replacement of lost keys.
- Indoor Pool Room: The four digit key pad code will be 1630. There will be no lifeguard on duty. All children under the age of eighteen (18) must be accompanied by an adult. Swimming is at own risk.
- Rules & regulations for clubhouse may be altered as needed. If changes occur, homeowners will receive notice of changes.
- The last homeowner to leave the clubhouse is responsible for locking all doors.

*SUMMER WIND PRIVATE ESTATES*

*CLUBHOUSE RENTAL FORM*

Please make check payable to: Summer Wind Private Estates  
Mail to: BrodMor Property Management  
822 E. Western Reserve Road  
Youngstown, OH 44514  
Call (330-726-7330) with questions

Please fill out items indicated in 1, 2, and 3. Sign signature line below item 3.  
Mail in entire form.

1). Homeowner: \_\_\_\_\_ Unit Address: \_\_\_\_\_

2). Phone #: \_\_\_\_\_ Date Reserved: \_\_\_\_\_

Time: \_\_\_\_\_ am/pm to \_\_\_\_\_ am/pm

3). Brief description of planned event:

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I have read the Clubhouse Rental Rules and Guidelines and agree to abide by them.  
If any rules are broken, I understand I will forfeit my deposit.

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(Unit Owner Signature)

4). Action by the Board [  ] Approved [  ] Disapproved

5). Deposit received \_\_\_\_/\_\_\_\_/\_\_\_\_ Check # \_\_\_\_\_

Amount \$ \_\_\_\_\_