

# AVALON CLUBHOUSE

## Application for Reservation

The Avalon clubhouse is owned by the Avalon Home Owners Association. **The pool and pool area are NOT included with reservation of the clubhouse and are strictly off limits for non-residents!** The Avalon clubhouse is available for use only by members of the Avalon Homeowners' Association who are current in all assessments.

The member who reserves the clubhouse assumes ALL responsibility for clean-up, and/or any acts which may result in inappropriate use, damage or loss of the clubhouse. 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. The Homeland office will email you an access code for the day of your event. Charles Stewart (601-287-1257) will be available for any emergencies.

Neither Avalon 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 use of the facility.

Name \_\_\_\_\_  
Avalon Address \_\_\_\_\_  
Telephone (Home) \_\_\_\_\_ (Business) \_\_\_\_\_  
Email address \_\_\_\_\_  
Facility requested for: Date \_\_\_\_\_ Time \_\_\_\_\_ to \_\_\_\_\_  
Type of Event \_\_\_\_\_ Number of Guests \_\_\_\_\_

**Rental Fees and Deposits:** (Make checks payable to Avalon Home Owners Association)

**\*Checks must be in the homeowner's name\***

**\$50.00 Usage Fee**

**\$100.00 Refundable Damage Deposit**

By signing this form, I have read and agree to comply with all Avalon Clubhouse Reservations and Usage policies and procedures. Furthermore, I agree to any social distancing requirements set by all local, state, and federal government entities. Also, I hereby release and forever discharge Avalon Homeowners Association Inc. and any of its officers, agents, servants, and employees from any and all injuries (including death), damage, or loss with any participant may incur of which may accrue to any participant and their executors, heirs, and assigns, on account of their participation in the event on HOA property

\_\_\_\_\_  
Member's Signature

\_\_\_\_\_  
Date

Effective April 1, 2024 there is a non-refundable \$50.00 Usage Fee and a refundable \$100.00 Damage Deposit. The \$100.00 damage deposit will not be cashed, unless the clubhouse is not returned to its original condition after the event.

Please send application and checks to:  
Avalon Home Owners Association  
Attn: Avalon Clubhouse  
C/o Homeland Neighborhood Management  
P.O. Box 320248  
Flowood, MS 39232

## Facility/ Property Waiver & Release

I, \_\_\_\_\_, being a renter of the Avalon HOA Clubhouse hereby freely and voluntarily, without duress, execute this Waiver and Release form under the following items:

1. Waiver and Release

I understand and acknowledge that this Release discharges Avalon Homeowners Association Inc. (AHOA) from any liability or claim that I or my guest may have against AHOA to with respect to any Bodily or other injury, illness, death or property damage that may result from my usage of the facilities and/ or properties of AHOA. I also understand that AHOA does not assume any responsibility or obligation to provide financial assistance, including, but not limited to, medical, health, or disability insurance, in the event of injury, illness, death, or property damage.

2. Medical Treatment

I hereby release and ever discharge AHOA from any and all claims, demands and causes of action whatsoever that may arise or may hereafter arise on account of any first aid or medical treatment rendered on any premises owned by AHOA.

3. Other

I expressly understand and agree that this release is intended to be as broad and inclusive as permitted by law, and that this release shall be governed and interpreted in accordance with the laws of Mississippi. I agree that in the event that any clause or provision of this release shall be held to be invalid by any court or competent jurisdiction, the invalidity of such clause or provision shall not otherwise affect the remaining provisions of this release.

This release entered voluntarily and knowingly on \_\_\_\_\_ (date)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

# Avalon HOA OWNERS ASSOCIATION CLUBHOUSE RULES AND REGULATIONS

1. Reserving the clubhouse at least two weeks in advance is advised. Clubhouse Rentals are on first come and first serve basis. The clubhouse is not fully booked until you receive an email from the management company confirming your reservation.
2. The pool, pool area, and exterior patio (with the exceptions of restrooms) are **NOT** included with rental of the clubhouse and are strictly off limits! Other residents may not be excluded from pool area during clubhouse rental.
3. Any homeowner using the clubhouse must be current in their association assessments in order to obtain rental of the clubhouse.
4. The Association reserves the right to refuse to lease the facilities for any purpose it deems to be detrimental to or not in the best interest of its members. It further reserves the right to refuse to rent the facility on any dates and at any time.
5. Avalon HOA reserves the right to cancel any reservation or event at its sole discretion, before, or during any event. AHOA additionally reserves the right to ask any, and all renters, and guests, to leave all AHOA premises at any time.
6. No reservations of the clubhouse are allowed on these legal holidays without prior Board approval. This includes New Year's Day, Easter Sunday, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.
7. The member using the clubhouse must be present at the function and is responsible for all persons who attend the event for which the clubhouse is rented. The breach or violation of any conditions set forth herein may result in the loss of the deposit, the imposition of liability on the member, and/or denial of future use of the clubhouse.
8. The resident is fully responsible and liable for all cleanup costs beyond those included in the rental fee and for damages to the clubhouse facilities, contents or other Avalon HOA premises whether they are considered private or common area. Further, the renter is fully responsible and liable for the cost of replacing contents including furnishings which are removed from the facility or damaged during the period they have access to the facility. Damage may be cause to revoke renter's privileges for use of the clubhouse.
9. Any persons under 21 must be chaperoned to use the clubhouse.
10. When you pick take possession of the clubhouse, it is your responsibility to note any problems or issues with the condition or cleanliness of the facility and call Homeland Neighborhood Management offices or the On Call Representative IMMEDIATELY! Failure to report any of these issues prior to your use of the facility you will be held responsible for any damage or additional cleaning charges.
11. Noise levels must be reasonable and kept within the confines of the facility. All music must end by 10:00 PM and the outside use of DJ's, boom boxes and other very loud instruments are not allowed. Complaints by the

residents within the vicinity of the clubhouse may result in termination of the event by the Homeowners Association.

12. All events should terminate by 10:00 PM without prior approval. Please be respectful of adjacent properties.

13. No activity or event for which the clubhouse is reserved may be advertised or publicized in any manner to solicit the attendance of the general public. No admission may be charged at the door.

14. No tape may be placed on the clubhouse walls. Please use caution with balloons around operating fans.

15. **NO TOBACCO PRODUCTS (I.E. CIGARETTES, CHEW, ETC.)** in or around the clubhouse area. Failure to comply with this will result in deduction from and/or loss of your deposit.

16. No pets, bicycles, skateboards, roller blades, etc. of any type are allowed in the clubhouse or pool area at any time.

17. Please check to be sure the stove and oven are turned off.

18. Please return the heating/air thermostats to "closed" settings: 55 degrees for the winter and 80 degrees for the summer.

19. Turn off ALL ceiling fans.

20. Renter's Clean up Responsibility:

See checklist

\*Do Not lock restroom doors as they must remain available of others using the neighborhood facilities

\*\*The women's and men's restrooms are accessible from the pool area. Guests need to know this, especially during the summer months.

**PLEASE NOTE:** Usage fee checks will be deposited upon receipt. Deposit checks will be held until the event is completed and the clubhouse is inspected for cleanliness and damage.

# AVALON CLUBHOUSE RENTAL CHECK LIST

1. Check online calendar for openings.
2. You can reserve online & pay by card in your owner portal under Reservations.
3. You can also mail your application and 2 checks to Homeland Neighborhood Management or drop them off at the local HLMN office in the overnight box (511 Keywood Cr. Flowood).
4. Reservation will be confirmed after receipt of application and checks are received at HLMN or reserved online.
5. Homeland will email you an access code to the facility for the event date.
6. Check List for Clubhouse:
  - Make sure the stove and oven are turned off.
  - Return thermostat to "closed settings".
  - 55 degrees in winter; 80 degrees in summer
  - Return all furniture to its original position.
  - Remove ALL food and drink from the refrigerator and stove.
  - Remove all greenery, decorations, and flowers that were brought in.
  - Please turn off ALL lights.
  - Remove ALL trash from premises. Trash removal can result in a additional fee.
  - Make sure restroom doors and all other doors leading out of the clubhouse are closed and locked.  
**DO NOT LOCK BATHROOM DOORS.**
  - **Make sure to clean and sanitize all surfaces in the clubhouse. Sanitation and other cleaning products are kept in the utility closet.**
  - **Sign "clubhouse cleaning log" to verify that you have cleaned the surfaces. Failure to sign will result in the forfeiture of your damage deposit.**

\*\*\*\*Should any problems occur, please email HLMN immediately at [info@homelandmgt.com](mailto:info@homelandmgt.com) or call Charles Stewart at 601-287-1257

If something is wrong with the facility and Homeland Neighborhood Management is not notified before the cleaning company cleans, you will still be responsible for the cleaning charge.

**NO PHONE IS AVAILABLE IN THE CLUBHOUSE!**

## **EMERGENCY INFORMATION:**

Rankin County Sheriff's  
Department  
601-825-1479

Reservoir Fire Dept.  
(601) 992-2657

On-Call Representative:  
601-287-1257

For Rental Information:  
601-326-7325

