



Please read and sign below  
***MAINSTREET COMMUNITY***  
**CLUBHOUSE PRICE INFORMATION**

Effective January 1, 2024

Only Mainstreet Community Services Association, Inc. homeowners and/or verified residents may reserve the Clubhouse. Rental of the Mainstreet Community Clubhouse requires payment of a \$500 facility rental fee (**by cashier check or money order only**) at least 30 days in advance of the event.

Payment *must* be made at least 30 days before the event for a reservation to become a confirmed rental. ***PERSONAL CHECKS OR CASH ARE NOT ACCEPTED AS PAYMENT FOR RENTALS.*** After the rental is completed, a cleaning checklist signed by both Homeowner and Property Monitor will be submitted to the Property Manager on the next business day.

**If damages to the facilities are incurred, and/or the building is left in an unclean condition outside of what is outlined on the completed Clubhouse Checklist Form at the conclusion of the rental, OR if furniture and/or decorations are not returned to their original positions at commencement of rental, fines for reimbursement to the Association for an *Excess Cleaning Fee* will be billed directly to the Homeowner's account and become due immediately.**

Clubhouse rental charges and additional information appear below:

- A charge of **\$100.00** per hour is charged for rentals of one to three hours.
- A flat fee of **\$500.00** will be charged for any usage over three hours.
- An Excess Cleaning Fee, if applicable, of \$100.00 minimum (up to a maximum of \$250 or total cost of damages – whichever is greater) will be billed directly to Homeowner.
- Reimbursement for any and all damages to the interior or exterior of the building will be billed directly to the Homeowner account and become payable immediately.
- **Rental Hours:** *All rentals must conclude no later than 2:00AM. Friday rentals cannot begin before 7PM, including set ups. Saturday rentals cannot start before 4PM, including set ups. Sunday rentals can be scheduled to begin for any time of the day.*
- **Parking:** All vehicles must park in parking lot spaces or along Mainstreet Park Drive on the same side of the street as the clubhouse ONLY. Vehicles parked on the residential side of the street, blocking access to or from a property, or on the grass at the clubhouse are subject to being towed at the owner's expense by Chancey's Wrecker Service.

**Mainstreet Community Property Monitors**

All Clubhouse functions MUST be supervised by Mainstreet Community's contracted security personnel, comprised of Dekalb County off-duty officers. **NO OUTSIDE COMPANY MAY BE SUBSTITUTED.**

Fees for Property Monitors are charged at \$35/hour (\$45/hour holiday rate) per officer and ***is due in cash 10 days before the event.*** During set-up and clean-up, one (1) Property Monitor is required at \$35.00/hour (\$45.00/hour holiday rate). This is a **separate** fee billed directly by the officers and is not included in the facility fee. Property Monitor pricing is as follows:



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## **Property Monitor Fees**

- **30 people or less (no alcohol):**      **One Officer (\$35.00 per hour)**
- **31-100 people (or with alcohol):**      **Two Officers (\$70.00 per hour)**
- **101-150 people (or with alcohol):**      **Three Officers (\$105.00 per hour)**

The officers are contracted through Mainstreet Community and are present to secure the Clubhouse and common area property, including the parking lot. They are **NOT** present to participate in the function, such as moving furniture, serving food, or cleaning the clubhouse, etc. These officers are instructed to enforce the MCSA rules and regulations set forth by the Board of Directors.

***THE HOMEOWNER IS REQUIRED TO BE PRESENT DURING THE ENTIRE FUNCTION AND IS RESPONSIBLE FOR THE BEHAVIOR OF ALL GUESTS AT THE EVENT, BOTH INSIDE AND OUTSIDE OF MAINSTREET'S PROPERTY. HOMEOWNER, OR THEIR REPRESENTATIVE, IS ALSO FOR ENSURING THAT THE CLUBHOUSE AREA IS RETURNED TO ITS PRE-EVENT STATE, WHICH INCLUDES PLACING ALL FURNITURE AND CLUBHOUSE DECORATIONS BACK IN PLACE.***

***FAILURE TO PROPERLY CLEAN THE FACILITY ACCORDING TO THE 'CHECKLIST FOR CLEAN UP' FORM WILL INCUR AN EXCESS CLEANING CHARGE ADDED TO THE HOMEOWNER ACCOUNT. ONCE AGAIN, ANY DAMAGES TO THE CLUBHOUSE PROPERTY WILL HAVE REIMBURSEMENT CHARGES PLACED ON THE HOMEOWNER ACCOUNT AND BECOME DUE IMMEDIATELY AFTER SUCH DAMAGES ARE REPAIRED AND COSTS HAVE BEEN ASSESSED BY THE ASSOCIATION.***

HOMEOWNER HERE ACKNOWLEDGES A FULL UNDERSTANDING OF ALL RULES AND REGULATIONS OUTLINED HERE AND ON THE CLUBHOUSE USAGE AGREEMENT.

Homeowner \_\_\_\_\_

Management \_\_\_\_\_