



VILLAGES
AT THE CAROLINA

Amenity Center

Resident Membership Packet



Membership Benefit

We want to welcome you to the Villages at the Carolina. In this packet, you will find membership information, along with application forms and other items of interest. The Amenity Center offers amenities for all ages and promotes a wide range of activities for the whole family to enjoy together. We strive to offer our club members a place to gather with neighbors and make great memories.

Current Amenities include:

- Swimming Pool
- Fitness Room
- Yoga Room
- Group Fitness Classes
- Group Golf Lessons
- Social Events
- Meeting Room (Reservations requested)
- Clubhouse Rentals (Reservations required)

We look forward to enjoying the Villages at the Carolina Amenity Center with you.



Amenity Center Membership Fees

Amenity Center Membership:

New Constructions Initiation Fee: Waived

Transfer Fee: \$100

Membership Dues: \$720.00 Annually

Billing Options of Clubhouse Membership Dues:

Quarterly / Semi-Annual / Annual

Statement Method Options:

Electronic or Mail

Payments:

Cash, Check or Credit Card is accepted.

Past Due Interest Rate: For any invoice past due over 30 days, a \$25.00 late fee will be applied to the monthly statement.

Returned Check Fee: If a check is returned for insufficient funds, there will be a \$36.00 fee applied to the monthly statement.

Access Cards

All members of the Amenity Center will receive two (2) access cards per family. If additional or replacement cards are needed, send your request to CarolinaClub@c-sprop.com. There is a charge of \$50.00 per card which will be invoiced, and payment can be processed via your Online Portal. Payment must be processed before the access cards will be programmed for use.

Entry

Your white access card will grant you entry into the club house and pool. To enter the club house, swipe the card at the front door of the club house. To enter the pool, swipe the card at the front gate. Once the card reader light turns green, you may open the door

Acceptance:

I agree to abide by all rules, regulations and bylaws of Villages at the Carolina. I understand and agree that this membership will begin on the date that this Contract is signed and will run continuously. I understand that this membership will automatically renew for all subsequent years. I also understand that management reserves the right to increase the fees for subsequent membership terms by notifying me in writing 30 days prior to the start of the new membership term at my last known address. I further understand that the initiation fee is a non-transferable, non-refundable fee.

Waiver/Release

I hereby agree to participate and/or engage in the use of the course, equipment, facilities and programs offered by the Club upon the understanding and agreement that:

I am aware of the risks of illness or injury inherent in any golf or exercise activity. These injury risks include but are not limited to: being hit by golf balls, golf clubs, golf carts, or lightning; stepping or tripping in holes or other natural indentations in the ground; injury from insects, animals, birds or snakes, drowning; pulled muscles or other sprains, strains or injuries. I am participating in the Club's programs upon the express understanding that I hereby indemnify, waive and release the Club, its employees, agents, officers, Directors, Successors, and Assigns from any and all claims, costs, liabilities, expenses or judgments, including attorney's fees and court costs (hereafter referred to as the "Claims") arising out of my participation and the participation of my family and guests in the program(s) or any illness or injury resulting there from, and hereby agree to indemnify and hold harmless the Club from and against any and all such Claims defend, indemnify and hold harmless.

Member Signature:	
Secondary Signature:	
Start Date:	Renewal Date:
/ /	/ /

Official Use Only:

To be completed by Club Management & Membership Committee

Member's Names: _____

Residency Status: Resident Non-Resident

Villages at the Carolina Residents (check one):

- | | |
|---|--|
| <input type="checkbox"/> Homeowner (New)
<input type="checkbox"/> Homeowner (Existing / Prior) | <input type="checkbox"/> Tenant (Rental)
<input type="checkbox"/> Other _____ |
|---|--|

Fees & Deposits:

Initiation: \$ _____

Prorated Dues: \$ _____

Transfer Fee: \$ _____

Total Fees: \$ _____

Approval: _____ Date: _____



To Villages at the Carolina Members and Families:

Welcome to Villages at the Carolina Golf & Country Club. We are pleased that you have chosen to be a part of Villages at the Carolina. Established in 2017, we have built a Club for recreation that will provide an outstanding experience with a personalized level of service.

Please let us know if there is anything we can do to make your overall experience more memorable.

Villages at the Carolina Rules and Regulations

These Rules and Regulations have been established by the Club to protect the Club Facilities and to promote health, safety, welfare, and enjoyment of Members and guests and all other persons using the Club Facilities. The Club may amend these Rules and Regulation's from time to time, as it deems appropriate in its sole discretion with or without notice.

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ARTICLE I: REGULATIONS

1. Membership Rights

- a) *Upon payment of the required dues and fees and by complying with these Rules and Regulations, a Membership entitles the Member to the following Membership options:*
- b) *In order to provide the utmost pleasure for all Members, the club reserves the right from time to time, to establish rules governing access, sign-up privileges and starting times with respect to the recreational facilities of the Club.*
- c) *Each Membership permits the Member and his or her Immediate Family to use the Club Facilities in accordance with the Membership privileges granted by the member's category of Membership. (A Member's Immediate Family consists of the Member's spouse and the unmarried children of either spouse under the age of twenty-three (23) who are living at home or attending school on a full-time basis.)*

2. Membership Fees:

- a) *Persons desiring to be a member of the Club must pay the appropriate Membership Fees as set forth.*
- b) *Initiation Fee: All Members, will pay the appropriate Initiation Fee upon acceptance as a Member. The Initiation Fee is the cost of joining the club and is non-refundable.*
- c) *Any dues not paid within thirty (30) days after the due date shall be considered delinquent, in default and shall bear interest from the due date. The Amenity Center shall have the right to bring an action at law against any owner who is delinquent in paying their dues, plus interest costs, late payment charges and reasonable attorney fees.*

3. Application for Membership

- a) *Prospective Members will submit a completed Application for Membership to the club. Applications may be obtained from the Clubhouse or CarolinaClub@c-sprop.com.*

4. Membership Year

The membership year ("Membership Year") of the club shall begin January 1st and end the following December 31st.

ARTICLE II: RULES

1. House Rules

a) Personal Conduct:

Members and guests are expected to conduct themselves in a manner consistent with the atmosphere and environment of a country club. Conduct must respect the golf course, clubhouse, all facilities, and other Members and guests. Conduct unbecoming a Member may result in disciplinary action at the discretion of the General Manager. Members are responsible for the conduct of their guests.

- b) *Reservations are required for all Club functions and on all other occasions when requested by Club. Cancellation of reservations within 24 hours preceding the time for which the reservations were made cannot be accepted without charge, unless agreed to by Management.*
- c) *Pets are not allowed in or around the Clubhouse or pool areas. Service animals are allowed.*
- d) *Members, guests, and visitors shall not take articles belonging to the Club from the Clubhouse. Members are subject to charges for articles damaged by them or their guests.*
- e) *The Club shall not be responsible to Members, guests, or visitors for loss of or damage to their personal property in the Clubhouse.*
- f) *Children less than 12 years of age are not permitted in the Clubhouse except when accompanied by the child's parent or some adult person directly responsible for the child.*
- g) *Park only in lined spaces. The front of each building should be used for pick-up and drop-off of Members or guests. Handicapped spaces are provided for those displaying a "Handicap sticker". Repeat violators will be subject to disciplinary action.*
- h) *The Club assumes no responsibility for the acts or omissions of any personnel of the Club, Member or guest in the use or administration of such supplies, equipment, or facilities.*

2. *Application of Rules to Guest*

- a) *These rules are applicable to all guest.*

3. *Swimming Pool*

- a) *Showers are required before entering the pool.*
- b) *Children less than 12 years of age must be accompanied by an adult.*
- c) *No running, pushing or general "horseplay" is allowed around the pool area.*
- d) *No diving.*
- e) *All food and beverages must be kept at least 10 feet away from the edge of the pool.*
- f) *No glass bottles or containers are allowed in the pool area.*
- g) *All floatation devices brought into the pool area must be taken home each day. At the end of each day, all such devices left at the pool will be discarded.*
- h) *No pets, bikes or skateboards are allowed in the pool area.*
- i) *Failure to comply with these rules may result in suspension of pool privileges.*

4. *Fitness Facility*

All members and their guest must use equipment at their own risk. Children under the age of 12 must be accompanied by an adult. Improper use of equipment will result in loss of privileges.

Members are responsible for their guests.

5. *Modifications and Additions to Rules*

All modifications, amendments, and additions to the Rules will become effective thirty (30) days from the date of the posting thereof in the Clubhouse at Villages at the Carolina Club.



VILLAGES

AT THE CAROLINA

Amenity Center Rental Agreement

EVENT DATE _____

START TIME _____ END TIME _____

NAME _____

ADDRESS _____

EMAIL _____ PHONE NUMBER _____

TYPE OF EVENT _____

NUMBER OF GUESTS _____

WILL THE POOL BE USED DURING EVENT? YES NO

I agree to be responsible for the condition of the Clubhouse facility and/or pool after I have used it on the above date and to leave it in the same clean condition in which I found it. I further agree to be wholly responsible for the actions of all my guests and to forfeit my rental deposit and provide any additional payment for any repair, replacement, and/or cleaning necessitated by negligence and/or willful acts of my guests or myself. I understand that the Clubhouse is a smoke-free facility. Smoking is only allowed off the Clubhouse grounds. Only the Amenity Center Members may rent the Clubhouse.

Further, I agree to defend, indemnify and hold harmless the Amenity Center and its employees or volunteers against all liabilities and expenses including, without limitation, attorney's fees or court costs related to any loss, damage or personal injury arising from the above identified event.

I understand and agree to the following:

1. Clean-up must be completed within the reserved time. The Amenity Center will supply cleaning supplies including, but not limited to: hand soap, dish soap, broom, dust pan, and dust mop. If further cleaning is required due to the renter's negligence, a cleaning fee will be deducted from

the deposit.

2. Any renter who assumes responsibility for the Clubhouse for an event must be present at all times during the event.
1. No pins or nails that would damage the walls or ceiling of the interior of the Clubhouse will be used. All decorations must be removed. Confetti and candles are not allowed.
2. All tables and chairs should be returned to their original position. The renter is responsible for any damage to tables and chairs during the time of rental.
3. All trash, decorations, food and drink items must be removed from the Clubhouse including the refrigerator, oven, entryway and restrooms. The Clubhouse and restrooms must be cleaned satisfactorily (swept, mopped and wiped) and clear of any debris. All bottles, cans, paper and other debris as a result of function must be removed from outside areas including parking lot and pool area. All trash should be placed in outside trash receptacles.
4. If the pool and pool area are used, the use of a lifeguard is strongly recommended. Renter expressly acknowledges that the Amenity Center does not provide a lifeguard and any Amenity Center monitor present during the event does not serve in the capacity of a lifeguard. The pool and surrounding area must be completely clean and free of trash. There should be no debris in the pool and around the pool deck. Chairs should be placed around tables and umbrellas lowered. All guests must follow pool rules as posted and leave the pool area after the event is over or when the pool closes at 8 pm.
5. Management will inspect the Clubhouse and surrounding areas within 24 hours of the event in order to ensure that conditions set forth in this agreement and the Event Check List form have been met.
6. Music and noise should be kept to a reasonable level and rowdy behavior controlled.
7. Vehicles and/or golf carts should not be parked on the grass. Any damages caused to the grass and/or sprinklers will be deducted from the deposit.
8. The amenity center is available to rent from 6:00a.m to 11:30p.m. Not for overnight use.

I agree to pay \$250 deposit at the time of reservation and a \$75 rental fee. The deposit will be refunded after the event providing the terms of this agreement have been met. Lack of cleaning, failure to return the room to the original condition, or any damages to Clubhouse property will result in the forfeiture of a portion or the entire deposit.

I understand all of the terms and conditions in this agreement as indicated by my signature below.

Signature _____ Date _____

Management Signature/Title _____ Date _____

For Management Use Only:

Deposit Paid:	Date _____	Check# _____	Amt Paid: _____
Additional Charges Assessed:	YES	NO	
If yes, please describe			



Clubhouse Checklist

Please complete and return to CarolinaClub@c-sprop.com for review and return of your deposit.

- Clean the surface of all tables and chairs
- Scrub down sink and wipe down counter tops and cabinets
- Sweep the floor
- Remove all food from refrigerator that was placed there and wipe clean
- Wipe glass doors and/or windows as necessary
- Replace all furniture to its original position
- Check restrooms to make sure that they are in the same condition as prior to the event.
- All garbage is bagged and placed in the outside trash bins
- Ensure that all lights are turned off and all doors are locked

Renter Signature _____

Name _____

Address _____

Phone Number(s) _____

Date of Rental _____



Dear Homeowner:

The Amenity Center wants to be certain that all members contact information is up to date and accurate to ensure that when emails or letters are sent you receive the information without delay. Please take a few minutes to complete the following form and return it to me by email at CarolinaClub@c-sprop.com or be sure to update your Online Portal account.

Please type or print your information.

Last Name: _____

First Name: _____

Spouses First Name: _____

Villages at Carolina Address:

Street City State Zip

Mailing Address if different from the Villages at the Carolina Address:

Street City State Zip

Home Telephone #: () - _____

Business Telephone #: () - _____

Spouses Business Telephone #: () - _____

Mobile Phone #: () - _____

Spouses Mobile Phone #: () - _____

Email Address: _____

Spouses Email Address: _____

Family Members Names and Ages:

Thank you for your cooperation in completing this form.