

**CENTENNIAL COMMONS HOA  
CLUBHOUSE CONTRACT ADDENDUM  
FOR USE DURING COVID –19 PANDEMIC  
DRAFTED 3/18/2021 AND IS IN EFFECT UNTIL FURTHER NOTICE**

- 1. Use the Clubhouse Amentity at your own risk. The Association will not be responsible for your use of the Clubhouse during the Covid-19 Pandemic per the State of Georgia Law which states *Under Georgia law; there is no liability for an injury or death of an individual entering these premises if such injury or death results from the inherent risks of contracting COVID-19. You are assuming this risk by entering these premises.* This wording is posted on the front gate and the door leading to the Clubhouse in accordance with the law.**
- 2. This addendum changes or adds to various aspects of the current Clubhouse contract. Such as cost, deposits, maximum number of attendees, cleaning fees, waiver requirements, rental availability, and COVID-19 requirements. Read through carefully as to ensure compliance with this addendum and sign and date prior to renting.**
- 3. As information this facility will be professionally cleaned once a week, normally on Monday. Therefore the facility will be rented once a week based on the date last cleaned.**
- 4. You must have a signed waiver on file with the Secretary of the HOA and be current with all fees, fines etc. to have your key activated for your clubhouse rental. Waiver forms are available on the HOA website [centennialcommonshoa.org](http://centennialcommonshoa.org)**
- 5. Rental costs will be \$50 plus an additional \$40 for disinfectant costs. A \$200 deposit check is required prior to the rental, and the total rental fee of \$50 and \$40 disinfectant costs will be charged after the rental. The \$200 deposit check will be cashed and deposited in the HOA checking account before the rental date. The cost of cleaning and any other costs involved with the rental will be deducted from the deposit and the remaining amount will be returned to the renter as soon as possible but no later than 2 weeks after the event.**
- 6. Waiver forms for the attendees at the event will be available and will be the renter's responsibility to have completed by all that attend that have not been previously filled out and submitted to the HOA.**
- 7. Do not enter the Clubhouse if you or any of your attendees have been diagnosed with Covid-19 in the last 14 days, have symptoms of Covid-19, or had contact with a person that has or is suspected to have Covid-19 within the last 14 days.**

- 8. Any rental event will be limited to 16 persons to allow for proper spacing among attendees in the clubhouse.**
- 9. It is recommended to have fresh air in rooms. Windows can be opened but must be closed and locked after event. Failure to do so will result in fines and other costs that are associated with the room not being secure.**
- 10. Face shields and or facemasks are recommended in closed room gatherings.**
- 11. Handshaking and other unnecessary person-to-person contact are prohibited per CDC Guidelines.**
- 12. If providing multiple food items on a table similar to salad bars and buffets, use cafeteria style service where one person is responsible for serving the attendee, including drinks, handling the utensils, and ensuring proper distancing in lines, or require that hand sanitizer is provided on the table, that a sneeze guard is properly in place, that social distancing is enforced, and that utensils are replaced regularly**
- 13. Cleaning of high touched areas is recommended along with increased frequency of handwashing, and avoiding touching hands to the face.**
- 14. Cleaning of bathroom with sanitizer provided will be renter responsibility and should be done often if the facility is used multiple times. Maintaining proper six feet distance while travelling to or while in the bathroom is required.**
- 15. Clubhouse should be arranged to enhance six feet of separation from seating to seating and encourage attendee separation.**
- 16. Hand sanitizers and cleaner will be available in the kitchen area and in bathrooms. Also, a hand sanitizer will be stationed at door entrance. If you do not find sanitizing material available, do not go forward with your rental until you notify Chuck Whitaker @ 404-934-5023 and he has fixed the issue.**
- 17. Exit the facility as soon as you're done with cleaning the clubhouse per the clubhouse contract. Limiting your exposure to the facility is highly recommended by the CDC.**
- 18. Always maintain a distance of at least 6 feet or more apart from one another. Remember, anyone can be an asymptomatic carrier of covid-19.**
- 19. It is CDC recommended you do not use the bathroom shower.**
- 20. All community members are responsible for his/her own health. People with high risk conditions should not use the clubhouse or any other community amenities for their own protection.**
- 21. All previous clubhouse contract/rules remain in effect unless they contradict these Covid-19 rules.**

**22. Owners/residents violating any of these provisions will be subject to fines and other sanctions.**

**The Association has opened these amenities as a convenience to the owners/residents but makes no representations or warranties as to their safety during the pandemic or that they will remain open.**

**I hereby agree to the Clubhouse Contract Addendum in my possession and have read the pandemic contract rules and regulations for Centennial Commons Clubhouse. I additionally understand that the cost of cleaning cannot be stated due to cleaning costs changing. I am a member in good standing with Centennial Commons HOA.**

**Signature \_\_\_\_\_**

**Date \_\_\_\_\_**

**Important Note: Use this clubhouse at your own risk.**