

ONE SOUTH

Condominiums

Guest Suite Rules

The guest suite is for the use of One South Condominium Homeowners and their guests. It is intended that each owner may reserve the room for 10 days in a calendar year. Reservations are on a first come first serve basis. If an owner has already reserved 10 days and would like to have additional use it will be on an availability basis. If the suite is unreserved for the additional time desired (up to an additional week), it may be reserved not more than seven days in advance. Each owner is responsible to the Association to see that the suite is left clean, including linen, after their use.

Homeowners requesting guest suite reservations must be current on Homeowner Association dues. The status will be verified with the Management Company prior to confirmation of the reservations.

Homeowner requesting guest suite reservations must be on-site and/or the ability to supervise their guests daily and complete the required exit cleaning.

Homeowners requesting reservations must pay in advance a \$50.00 cleaning deposit and a \$20.00 per night use fee. Once funds are received, an access code to the unit will be provided. The Association does not provide access to the building – this is the Homeowner's responsibility.

After guests depart, the guest suite must be cleaned **within 24 hours**. If the guest suite is properly cleaned, the cleaning deposit will be refunded to the Homeowner. Should damages occur, bids for repairs will be solicited. All repair expenses are the sole responsibility of the Homeowner requesting the guest suite.

Guests staying at One South must abide by all House Rules and it is the Homeowner's responsibility to ensure their guests are aware of the House Rules. Any infractions will be the responsibility of the Homeowner to correct immediately.

Smoking is not permitted in the guest suite or in any common area of the building.

Bath towels and bath articles **are not supplied** by the Association, these are to be furnished by the Homeowner or guest.

One South Condominium Association is not responsible for any lost or stolen articles left in the guest suite.

Homeowners nor guests of Homeowners are authorized to make any modifications to the guest suite.

After check-out, the Resident Manager and/or member of the Board will complete a check-out list.

ADOPTED: October 18, 1984, REVISED: September 25, 2017, REVISED January 1, 2020