



Rules and Regulations for ***PRIVATE FUNCTIONS*** at  
*Clubhouse/Magnolia Island/River Cabin & Wm. Bull Park*

1. **APPROVAL OF FUNCTION:** The POA Board of Directors may authorize private functions at the above facilities if they are appropriate and do not significantly interfere with normal Bull Point activities. The Board reserves the right, in its sole discretion, to either approve or disapprove any member's request to reserve any Bull Point facility for an event.
2. **SPONSORING:** All private functions must be sponsored by a member in good standing (with no delinquent dues or outstanding violations). The sponsoring member may sponsor an event for immediate family members. Immediate family member is defined as: parent, child, sibling, or grandchild. Please refer to the 11<sup>th</sup> Amendment of the CCR's section 6 C) for more detailed information regarding this policy.
3. **EXCLUSIVE USE OF FACILITY:** If approved by the POA Board of Directors, a private function will result in closure of part or all of the facility to the general membership and give exclusive use of part or all of the facility to the sponsoring member.
4. **FREQUENCY OF SPONSORSHIP:** Each member (one member per lot) can sponsor only one (1) private event per calendar year. The POA Board of Directors or its designee can approve additional events for members at its discretion.
5. **RESPONSIBILITIES:** The sponsoring member must be present for the entire duration of the function and is fully responsible for any and all damages or liabilities created by their guests and service providers (caterers, tent suppliers, etc.).
6. **RESERVATIONS:** All reservations will be on a first come, first served basis. Reservations must be made at least 21 days prior to the event and may be made up to a maximum of 12 months in advance of the event. If the requested reservation date is not approved by the POA Board of Directors or its designee, the sponsoring member will be notified to select an alternate date.

The event *will not be submitted for POA Board of Director's approval* until all three (3) documents in Appendix C (Terms & Conditions, Rental Agreement, Flammable Devices) have been completed and signed by the sponsoring member. Once Board approval is secured, full payment of the security deposit(s) and rental fee(s) is



due as soon as you wish to formally secure the date and facility(s). Confirmation will be sent to the sponsoring member and the Webmaster notified for posting to the POA calendar upon receipt of all monies due.

7. **DURATION:** Clean up can go beyond 10 PM so long as all media/sound producing sources cease immediately. Please be considerate of neighboring properties.
8. **SET-UP/CLEAN UP:** On-site preparations can begin no earlier than 8 hours before the function and clean-up including removal of any tents must be completed within 12 hours after the function ends. The total event time including all set-up and clean-up time, however, must be less than 24 hours. The facility must be returned in the same condition it was in prior to the event. The sponsoring member is responsible for clean-up. Clean up time does not extend to the return of all furniture and accessories. They must be returned to their original location at the conclusion of the event. A maximum of five (5) large garbage bags can be disposed of in the Bull Point trash dumpsters. Any garbage in excess of this amount must be removed from Bull Point by the sponsoring member.
9. **GUEST LIST:** A list of all guests including members and non-members, and service providers must be given to the security gate at least 24 hours in advance of the event. Service provider vehicles will be subject to applicable gate fees.
10. **GUEST PARKING:** Parking at Bull Point is limited to the number of designated parking spaces available at the facility. **Appendix B** lists the parking spaces available per venue. Parking is not permitted on Bull Point roadsides or facility driveways. If a private function requires additional parking, the sponsoring member must provide shuttle car or cart transport to/from off-site parking and provide a parking attendant(s) to direct guests to these sites. The sponsoring member must contact Bull Point Security *at least two (2) weeks in advance* to arrange such parking plans.
11. **AFTER-HOURS SECURITY:** If the duration of a private function that includes non-members and/or service providers (caterers, tent suppliers, etc.) exceeds the security gate hours, the sponsoring member *must arrange* for additional gate coverage with Bull Point Security. All costs associated with such coverage are the responsibility of the sponsoring member. If guests are arriving after the guard is scheduled to leave his/her shift, the sponsoring member must pay for additional security hours which will be billed to the sponsoring member within five (5) business days of the event's conclusion and payable to Bull Point Plantation POA within seven (7) business days after receipt of the invoice.



12. **NOISE PRODUCING ACTIVITIES:** Bands, recorded music, amplified public address systems, and other noise producing activities should not exceed a reasonable decibel level per the sole discretion of a POA Board of Director's member. For outdoor venues, speakers must also be directed away from residential properties.
13. **DAMAGE TO ENVIRONMENT:** A sponsoring member renting a private function utilizing outdoor areas must take all reasonable precautions to prevent damage to trees, shrubs, and grass areas. This includes not only the grounds surrounding the venue but also includes all private and common areas of Bull Point. The use of confetti is strictly prohibited. All costs incurred by Bull Point Maintenance to repair such areas will be charged to and paid by the sponsoring member.
14. **REST ROOMS:** Due to the limited number of rest rooms available, functions at the River Cabin and Magnolia Island may require the use of supplemental portable toilets. It is a *requirement* that there be a supplemental restroom for each 25 guests exceeding 50. For private functions at **all facilities**, the sponsoring member will be responsible to keep all restrooms clean and *replenish supplies during the duration of the event*.
15. **RENTAL FEES:** Rental fees will vary with the venue used, the size of the function, and each day of private usage. The fee is due as soon as you wish to reserve the amenity after receiving POA Board of Director's approval. **Appendix A** delineates the fee structure.
16. **SECURITY DEPOSIT:** A refundable security deposit of Two Hundred Fifty Dollars (\$250.00) is required for each day of private usage. The deposit is as soon as you wish to reserve the amenity after receiving POA Board of Director's approval. The sponsoring member must request the return of the security deposit after the event. The security deposit will be returned within 30 days after such request if the sponsoring member has complied with all terms of this agreement, including but not limited to clean-up, parking limitations, excess parking requirements, security compliance, and guest list compliance. The determination that a violation of this agreement has occurred, as well as the amount to be withheld from the security deposit because of the violation, shall be made solely and exclusively by the Board of Directors or the Director of Operations.
17. **CANCELLATION:** In the event a function is cancelled 14 days or less before the date of the event, any rental fees paid will be forfeited.
18. **CODE OF CONDUCT:** Any and all actions of attendees shall be the sole responsibility of the sponsoring member. The cost of any and all damages to the facility or its contents as the result of the function will be due and payable from the sponsoring member within seven (7) business days after written notice of such costs. Language



used and types of music played should be restricted for the consideration of surrounding neighbors. Please refer to the 11<sup>th</sup> Amendment section 6 C) for more detailed information. Additional penalties may be imposed at the discretion of the POA Board of Directors.

19. **EXCEPTIONS:** Any exceptions to the above rules may be made by the POA Board of Directors if and when circumstances warrant. Additional rules and changes to the above may be made by the POA Board of Directors as the need arises.

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**PRIVATE FUNCTION RENTAL FEE SCHEDULE**

<b>Venue</b>	<b>No. Of Attendees</b>	<b>Rental Fee</b>
Clubhouse Library/Conference Room	1-20 (max)	\$50.00
Clubhouse Main Room (<8 hrs. total)*	1-25	\$150.00
Clubhouse Main Room (<8 hrs. total)*	26-100 (max)	\$250.00
Clubhouse Main Room (>8 hrs. )**	1-100 (max)	\$350.00
River Cabin & Wm. Bull Park (<8 hrs. total)* <i>(excludes access and use of community dock)</i>	1-25	\$75.00
River Cabin & Wm. Bull Park (<8 hrs. total)* <i>(excludes access and use of community dock)</i>	26-75 (max)	\$125.00
River Cabin & Wm. Bull Park (<8 hrs. total)*** <i>(If outdoor tents are used for the event)</i> <i>(excludes access and use of community dock)</i>	1-75 (max)	\$350.00
Magnolia Island (<8 hours total)*	1-25	\$75.00
Magnolia Island ((<8 hrs. total)*	26-75 (max)	\$125.00

\*Total event time must be 8 hours or less including set-up, and clean-up time.

\*\*Total event time (up to a maximum of 24 hours) including all set-up and clean-up time.

\*\*\*Tents can be set up no earlier than 24 hours before the event and must be removed no later than 24 hours after the event ends, not to exceed a total of 36 hours.

**Please Note:**

1. Any time a Property Owner **reserves** a facility it will be considered a **Private Function** subject to the above fees.
2. In addition, any property owner function at a Bull Point facility attended by 10 or more outside guests and not open to all Bull Point Property Owners will also be considered a Private Function and subject to the above fees.



3. The sponsoring property owner is responsible for any and all damages and must be in attendance throughout the event.
4. The maximum number of event attendees is limited not only by the size of the facilities but also by the available parking spaces. (See details on available parking in Appendix B).
5. If the duration of the event exceeds the Security Gate normal hours, the sponsoring member must arrange for additional gate coverage. All costs associated with such extended coverage are the responsibility of the sponsoring member.
6. Pool areas are not available for any private function.

#### **APPENDIX B**

#### **AVAILABLE PARKING SPACES FOR PRIVATE EVENTS**

<b>Venue</b>	<b>Available Parking Spaces for Functions (See Notes 1 –5 below)</b>
Clubhouse	40
River Cabin	10
River Cabin & Wm. Bull Park	See Note 2 below
Magnolia Island	See Note 2 below

***Please Note:***

1. All Clubhouse Parking Spaces will not be allocated to a private function. This will allow Property Owners access to the facilities not part of the reserved private function (tennis courts, pool, etc.).
2. Events at Magnolia Island or the River Cabin and Wm. Bull Park can also utilize up to 35 parking spaces at the Clubhouse provided no other functions are occurring at that time. If other functions are occurring, the sponsoring member must provide additional parking off-site pursuant to #4 below. There shall be no parking on the roadside, grass, or other community property.
3. The Parking Spaces available must also accommodate Service Providers (caterers, DJ's, etc.) which may further limit those remaining for the attendees of the event.
4. If the event requires more spaces than listed above, then the sponsoring member must arrange with Bull Point Security for additional parking off-site at the sponsoring member's cost. Further, the sponsoring member must



provide parking attendants at the sponsoring member's cost to direct guests to such parking as well as supplying transportation to/from the off-site location(s) to the event.

5. Event parking signs are permitted to be placed near the facility no earlier than sunrise on the day of the event and must be removed by noon the following day.

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*I understand that if any of the conditions/terms of this agreement are violated, I may lose further private use of Bull Point Facilities. By signing the Private Function Agreement below, I agree to abide by all Rules and Regulations pertaining to this Agreement, including all Appendices.*

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SPONSOR (Printed Name) (Signature)

DATE

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**Bull Point Plantation Property Owners Association, Inc.**  
**April 2021**

**APPENDIX C**  
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### **PRIVATE FUNCTION RENTAL AGREEMENT**

PROPERTY OWNER (SPONSOR): \_\_\_\_\_

ADDRESSS: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_ (HOME) \_\_\_\_\_ (CELL)

VENUE REQUESTED (Please circle only one per reservation request):

Clubhouse Library/Conference Room

Clubhouse Main Room

River Cabin & Wm. Bull Park

Magnolia Island

DATE OF EVENT: \_\_\_\_\_

TIMES OF EVENT: \_\_\_\_\_ (from) \_\_\_\_\_ (to). NO LATER than 10:00 p.m.

TYPE OF EVENT: \_\_\_\_\_

TOTAL HOURS OF EVENT (including set-up and clean-up): \_\_\_\_\_

NUMBER OF GUESTS (members, non-members, and service providers): \_\_\_\_\_

APPROXIMATE NUMBER OF GUEST/SERVICE PROVIDER PARKING SPACES NEEDED: \_\_\_\_\_

RENTAL FEE PER APPENDIX A      \$ \_\_\_\_\_

SECURITY DEPOSIT OF \$250.00      \$ \_\_\_\_\_

(Please enclose two checks made payable to Bull Point Plantation POA).

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SPONSOR (Printed Name) (Signature)      DATE

**8 of 9 |** Bull Point Plantation Property Owners Association, Inc., July 2023 (replaces April 2021)

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**Bull Point Plantation Property Owners Association, Inc.**  
**April 2021**

**APPENDIX C**  
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### **FLAMMABLE DEVICES**

I EXPRESSLY AGREE THAT NO FLAMES OR FLAMMABLE PRODUCTS WILL BE USED INSIDE ANY AMENITY, INCLUDING BUT NOT LIMITED TO COOKING PRODUCTS, HEATING PRODUCTS, STERNO CANS, ETC.

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SIGNATURE

DATE

NAME OF SPONSOR: \_\_\_\_\_