

Clubhouse Rules And Regulations for Event Rentals

- _____ 1. To reserve the Clubhouse you must be: A: a member (homeowner) in good financial standing of the Eden Villas Home Owners Association (HOA), or B: a tenant of a member (homeowner) in good financial standing of the Eden Villas HOA, With a "Transfer of Owner Amenity Use Rights To Tenant"
- _____ 2. Complete payment and deposit must be paid 10 days prior to the rental date when the contract is signed. Payment must be made in **CASH ONLY**.
- _____ 3. Rental fee is \$75.00 for 4 hours (there is an additional half hour allowed before and after the 4 hrs. for set up and clean up). You may rent one extra hour (making total rental time 5 hours) for an additional \$25.00 fee.
- _____ 4. Security Deposit is \$100.00 and must be paid in **CASH ONLY**. The Security Deposit will be returned to the renter after inspection of Clubhouse reveals no damages and everything is clean. Damages and cleaning fees will be deducted from the Security Deposit. If Damages and/or cleaning fees exceed the security deposit amount, the overage will be charged to the Homeowner's account.
- _____ 5. Clubhouse rental DOES NOT include the pool.
- _____ 6. NO SMOKING in the Clubhouse.
- _____ 7. Clubhouse must be vacated by 10p.m. NO EXCEPTIONS
- _____ 8. No decorations may be attached to the walls or ceilings of the Clubhouse.
All traces of decorations must be removed.
- _____ 9. No music allowed outside the Clubhouse.
- _____ 10. No grills allowed on Clubhouse property. If you bring a grill, your entire Security Deposit Will Be Forfeited.
- _____ 11. No fires in the fireplace.
- _____ 12. The Thermostats must be set as follows, heat: 55 degrees, air: 80 degrees.
Failure to reset these will result in the entire Security Deposit Forfeited.
- _____ 13. Inflatables for parties are only allowed in the parking lot
- _____ 14. **NO ACOHOLIC BEVERAGES ALLOWED.** Failure to follow this rule and you will lose your security deposit as well as future renting privileges.

Clubhouse Rental Contract

Printed Name _____
Address _____
Phone _____
Email Address _____
Date of Rental _____
Type of Function _____
Number of People Expected _____

Rental Specifics: Standard Fee is \$75.00 for 4 hours. In addition, you are allowed 30 minutes prior to and after your event specifically for set up and clean up. Each additional consecutive hour over the 4 hours that you would like to reserve, costs an additional \$25.00.

Security Deposit is \$100.00

All monies must be paid in cash. No checks will be accepted.

Rental of the Clubhouse Does Not Include the Pool.

Any person who rents the Clubhouse is responsible for following the "Clean-up Checklist that is given to you when you sign this rental contract. Please return it to the person who handled your rental when your event is concluded so that the inspection can be completed. Following the checklist and returning it will help to insure that the full Security Deposit can be returned to you after the Clubhouse is inspected when your event is over.

Rental Time (max 4 hrs.) is from: _____ am/pm to: _____ am/pm (this does not include the ½ hour before and ½ hour after the 4 hr. scheduled rental for setup/cleanup)

1 hour extra additional \$25.00, YES _____ NO _____

Clubhouse will be opened for you at: _____ am/pm

Clubhouse will be locked for you at: _____ am/pm

Regarding Safety and Parking for your Guests: In the times we are living in, it is advisable that you or someone in your group be responsible for seeing your guests to and from their vehicles. Also make sure that your guests are parking in such a way as to make leaving the parking lot safe and easy for everyone. It is also advised that once your guests have arrived and your event begins, **You** should lock the front door: use the knob lock **only** because using the deadbolt could delay exiting the building in an emergency.

I have been provided copies of the Clubhouse Rental Contract, Rules and Regulations of Clubhouse Rentals and the Clean-up Checklist. I have read the rules and agree to follow each rule and procedure before; during and after the event I have planned. I have signed and initialed each item and I am in agreement with the rules.

I am aware of the Association's rule regarding alcohol. I understand that if evidence of any type of alcohol is found during or after my event the entire deposit will be withheld.

I further understand that all persons in attendance at my event are expected to follow all of Eden Villas' rules.

I am aware that the Clubhouse will be inspected after my event and all charges for damage and cleaning will be withheld from my deposit.

INDEMNIFICATION

Renter agrees to indemnify, defend and hold harmless Eden Villas Association from and against any and all liabilities, losses, damages, costs, expenses (including all reasonable attorney fees and expenses of the renter and the Association) causes of action, suit, claims, demands or judgements of any nature whatsoever among them, and any injury to or the death of any person or damage to property on the Association or upon adjoining sidewalks, streets or ways or in any manner growing out of or connected with the use, non-use, condition or occupancy of Eden Villas Association or related facilities or any parts thereof. In case any action, suit or proceeding is brought against the Association by reason of any occurrence herein described, the renter will at his/her own expense defend such action, suit or proceeding with counsel reasonably acceptable to the Association.

Deposit Amount Paid: _____
4 Hour Rental Amount Paid: + _____
1 Hour Extra Rental Amount Paid: + _____
Total Amount Paid: = _____

Signature _____

Date _____

Clubhouse Renter(s) Clean-Up List

- ____ 1. Bring this list to your event and have it with you for the inspection.
- ____ 2. Bring your own trash bags and cleaning supplies.
- ____ 3. Wipe down all tables and clean up all spills on floors, walls, tables and chairs.
(Check the restrooms even if you didn't see anyone use them)
- ____ 4. Clean all floors (including restrooms).
- ____ 5. Check the refrigerator and make sure that it is wiped down and that you are not leaving anything behind.
- ____ 6. Wipe down kitchen sink and cabinet.
- ____ 7. Return all furniture to its original location. Folding chairs and tables (except those used for meetings) must be returned to the Recreation Room (the room with the kitchen).

Signature of Renter _____

Date _____

Signature of Inspector _____

Date of Inspection _____

Amount of Deposit Refunded _____

If full deposit is not refunded, state reason some or all is being withheld:
