

CLUBHOUSE RENTAL AGREEMENT

Please read this agreement carefully before initialing each line and signing on 2nd page.

___ All clubhouse rentals are based on a first come-first served basis. However, if you have rented the clubhouse once, any further rentals in a year's time are subject to being "bumped" if someone else requests the same date.

___ Homeowners must be in good standing to rent the clubhouse. Any outstanding violations, fines assessments or late fees on your account will preclude you from renting.

___ If a homeowner has rented their property; the homeowner relinquishes their rental privileges to the tenant.

___ Official sanctioned activities of the Association will take priority over other users.

___ A security deposit of \$200.00 and a rental fee of \$100.00 are required to rent the clubhouse. Separate checks must be submitted for deposit and rental fee. (If you will be renting a bounce house that uses HOA water there will be an additional \$50.00 added to the rental fee.)

___ Keys may be picked up the morning of the event at 8AM. Please confirm arrangements with property manager. Should access to the clubhouse be required PRIOR to event date access MAY be granted subject to availability and an additional \$50.00 fee.

___ If you will be renting chairs and tables for your event they must be removed at the end of the function. If following day pick up is requested all items must be removed by 7am the next day.

___ The renting homeowner must be 21 years of age to rent the clubhouse and is the host of the function. He/she MUST BE PRESENT throughout the event

___ All functions at Clubhouse must end by 9 pm, cleaned and vacant by 10pm. Once function is over all cars must be removed from the clubhouse parking lot. Any cars left behind are subject to towing. Clubhouse key should be dropped in the lockbox unless picking up chairs/ tables the following morning.

___ Clubhouse occupancy is limited to 50 people.

___ Clubhouse rental is strictly for the clubhouse only. THE POOL AREA IS NOT INCLUDED IN THE RENTAL AND GUESTS ARE NOT ALLOWED TO USE THE POOL OR THE AREA AROUND THE POOL. Guests must remain in clubhouse or front area/ parking lot.

___ Should any minors be found consuming alcohol on the premises homeowner will forfeit deposit. Waterchase and any of its residents reserve the right to report under age drinking to the authorities.

___ Nothing is to be taped, nailed or tacked to the walls or ceiling.

___ Any music, performance or sound of any type must be in accordance with Palm Beach County ordinances.

___ If renting a bounce house for use on common area, please have it erected on the grass to the left of the front door of the clubhouse. A certificate of liability and workers comp insurance from the bounce house provider, naming Waterchase HOA Inc. as an additional insured must be provided at time of deposit.

___ If you will be bringing a barbeque grill, it must be placed in the front of the clubhouse, a minimum of 12 feet from the building.

___ Homeowner will be responsible for any damages that occur from the time they are given the key until the property is inspected and key returned. Any damage must be repaired within 48 hours at homeowner's expense, unless arrangements are made with the property manager/ board member. The acceptability of repairs shall be at the sole discretion of the Board of Directors.

___ All clean-up must be performed by the homeowner prior to leaving the clubhouse. Kitchen is to be cleaned, floors mopped and carpet vacuumed prior to leaving. All furniture is to be put back as it was.

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ALL TRASH MUST BE REMOVED FROM CLUBHOUSE AND SURROUNDING AREA AND TAKEN WITH HOMEOWNER. (It is not to be left in garbage cans at clubhouse.) FAILURE TO LEAVE THE CLUBHOUSE IN THE SAME CONDITION IT WAS WHEN RENTED WILL LEAD TO FORFEITURE OF YOUR \$200.00 DEPOSIT.

Waterchase board members reserve the right to end an event that has been deemed a nuisance should any of the above offenses be witnessed.

I have read the rental agreement governing the use of the clubhouse and agree to abide by them. I understand that my security deposit may be applied to the repair of any damage which may occur during my rental time regardless of whether such damage was caused by me or my guests.

_____ We will be having a bounce house that will require HOA water usage.(Additional \$50.00)

Reservation date_____ Deposit check #_____ Rental fee check #_____

Homeowner Name_____

Street Address_____

Phone #_____

Homeowner signature_____ Date_____

Property Manager or Board Member Signature_____

A COPY OF THIS RENTAL AGREEMENT WILL BE GIVEN TO YOU WHEN SIGNED.