

POA of Lake Ridge
Clubhouse Rental and Release Agreement

PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE
Clubhouse Rental and Release Agreement

IN CONSIDERATION FOR PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE. (the "ASSOCIATION") ALLOWING ME TO USE THE ASSOCIATION'S CLUBHOUSE FOR A SPECIAL FUNCTION, I/WE, THE UNDERSIGNED, AGREE TO THE FOLLOWING TERMS AND CONDITIONS:

1. **Function:**

Event: _____

Day: _____ Date: _____

Start Time: _____ End Time: _____ (Including setup and take down.)

Note: The Association's Clubhouse property must be vacated by the end time.

Space Reserved: This Agreement is limited to the use of following area(s) of the Clubhouse, including restrooms:

____ Full facility

____ Meeting Room (Maximum – 55)

____ Conference room (Maximum - 18)

____ Decks (Maximum: Back – 50; Rooftop - 50)

____ Other: _____

2. **Maximum Attendance:** The function will be attended by not more than **55 people**.

Attendance exceeding this number will be deemed a breach of this Agreement.

3. **Rental Fee:** The fee for the use of the Clubhouse area(s) specified above will be **\$100.00**

per hour. One-half of the rental fee is payable upon submission of this Agreement. The

rental fee includes the Clubhouse Attendant's fee for all rentals and the security fee for

the Clubhouse. In the event alcohol is to be served at the event, tenant/renter will be

responsible for the security fee for the additional security guard (required). The

remaining one-half rental fee is due 30 days before the event. All payments for fees and

deposits are to be made payable to *Property Owners Association of Lake Ridge*.

Property Owners

A. The rental fee for Lake Ridge property owners is **\$75.00** per hour. The property owner must be present during the entire event.

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- B. Property owners will pay the regular hourly rate for hours beyond the reserved time.
4. **Deposit:** A deposit in the amount of **\$500.00** is due and payable upon submission of this Agreement. I understand and agree that this deposit will be used to pay for extra time stayed beyond the reserved time, cleaning costs above the general cleaning expected after the event and all damages resulting to the Clubhouse, its contents, or any other portion of Association property from my actions or any actions of persons present at, attending or in any other way related to, my function. I understand that any charges made against my deposit will be explained. If costs of repairs or cleaning exceed the amount of my deposit, I agree to pay the Association the full costs of all repairs and/or cleaning within ten (10) days of receipt of a written explanation of the damages and a corresponding bill from the Association for such repairs. Subject to any deductions provided for in this Agreement, the deposit will be refunded in whole or in part by mail addressed to me at the mailing address provided with my signature at the end of this Agreement.
5. **Additional Obligations/Responsibilities:**
- A. **I agree to indemnify and hold harmless the Association, its officers, directors, employees, agents and members (past, present and future), from any and all charges, claims, costs, causes of action, damages and liability (including but not limited to attorney's fees) for any claim or injury, to either person or property, suffered by me, my family members, employees, agents, servants, guests, invitees, any member of the Association or any other person which arise from or are in any way related to this function.**
- B. **I agree to assume all responsibility, risks, liabilities and hazards incidental to the activities of the function that is the basis of this Agreement (including, but not limited to the serving of alcoholic beverages) and hereby release and forever discharge the Association, its officers, directors, employees, agents and members (past, present and future) from any and all claims, costs, causes of action and liability for personal injury or death and damage to or destruction of property arising from my use of the Clubhouse and its appurtenances.**

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- C. I am at least twenty-one (21) years of age and will attend my function. I agree and represent that the Clubhouse will be used for lawful purposes only and that if any conduct at the function I am sponsoring violates federal, state, or local laws or ordinances, my rights to use the Clubhouse under this Agreement shall terminate and the Association shall have the right to take possession of the Clubhouse and instruct my guests to leave the property.
 - D. I agree to abide by any Clubhouse use rules that may be posted in the area that I am renting for my function.
 - E. I understand that this Agreement is limited to use of the Space Reserved as identified above and that this Agreement does not authorize those attending my function to have access to, or the use of, other areas of the Clubhouse, such as, the copy room or offices. I agree to monitor those attending my function to ensure that they abide by the limitations of this Agreement.
 - F. I agree to perform general cleaning of the Clubhouse and removal of trash from the building to the dumpster after use. The Association contracts with a janitorial company to mop floors, vacuum, and clean restrooms. The Attendant will verify general cleaning has been conducted.
7. As a member of the Property Owners Association of Lake Ridge, I agree that all costs, fees, and expenses incurred by the Association because of the use of the Clubhouse may constitute a lien against my property located in Lake Ridge and shall be fully collectible as such and/or as may otherwise be provided for in the Association's governing documents.
8. I expressly agree to be personally responsible for all deposits, fees, and expenses incurred by the Association because of the use of the Clubhouse. I further agree that all such amounts shall be fully collectible from me, and I agree to pay all costs of collection, including attorney's fees, should it be necessary for the Association to use legal counsel to collect such amounts.
- 9. The Magic Valley Ranch Lake (pond) is NOT to be used for swimming, boating, or other activities.**

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10. Renter will be responsible for paying the off-duty police officer for security, if alcohol will be served. The charge is \$75.00 per hour per Officer with a two-hour minimum per officer. The Renter will directly pay the Officer(s) at end of event.
11. **Cancellation:** In the event of cancellation of my reservation fourteen (14) days or more before the rental date, the deposit will be refunded in full. Cancellation after this time period will result in a loss of 50% for all rentals.
12. **Emergency:** In the event of an emergency, such as fire or other situation involving threat of life or property, first contact 911 and then use reasonable efforts to contact Association management. If the attendant is not available, please contact the GrandManor on-site manager at **855-947-2636**, who will contact the Lake Ridge manager.
13. **Effective Date of this Agreement:** I understand that my reservation of the Clubhouse on the date specified above will not be confirmed by the Association nor will this Agreement be binding until such time as this Agreement has been completed and signed by me and by the Association and the necessary fees paid.

AGREED TO AND ACCEPTED:

I have carefully read this Agreement and understand its terms and agree to be bound by them.

Date: _____
Signature: _____
Printed Name: _____
Address: _____
Telephone: _____
Email: _____

For PROPERTY OWNERS ASSOCIATION OF LAKE RIDGE

Date: _____
Signature: _____
Printed Name: _____
Title: _____

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ASSOCIATION USE ONLY

Rental Time: _____ hours at \$ _____ per hour = \$ _____

Half Rental Fee of \$ _____ paid by check/money order # _____ on _____

Full Rental Fee of \$ _____ paid by check/money order # _____ on _____

Security Deposit of \$ _____ paid by check/money order # _____ on _____

Security Deposit of \$ _____ returned on _____

Cancellation Fee of \$ _____ paid by check/money order # _____ on _____

(Cancellation Fee is charged if the event is cancelled within 14 days of when it is scheduled.)

Off Duty Police Officer

An off-duty police officer is required if alcohol will be served.

- Alcohol served? ___ Yes ___ No

Minimum 2 hours at \$75 per hour - \$ _____

Payment to _____

Check/Money Order # _____ Date _____

Description of charges (if any) deducted from deposit:
