

LAKWOOD ON THE GREEN PROPERTY OWNERS ASSOCIATION

CLUBHOUSE RENTAL AGREEMENT

Receipt is hereby acknowledged in the sum of (**\$250.00 cashiers check or money order deposit** from (print owner's name) _____ unit address (print) _____, which is to be retained as a damage deposit on the clubhouse rental for use on (date)_____. **Owners are responsible for any damages which exceed damage deposit**

A separate cashiers check or money order of **\$100** cleaning fee is required to be included with deposit and rental fee.

It is understood that the above-named owner is responsible to leave the clubhouse and parking areas clean and free of trash, litter, etc. Owners will also be responsible for any damage to the room, its contents and appliances. Cleaning and damages will be subtracted from the deposit, and the undersigned owner agrees to pay damages in excess of the deposit upon presentation of itemized invoice by management. Damages may be assessed against the unit by the association.

Owner further agrees to pay a non-refundable fee in the amount of (**\$400.00**). Payment shall be by cashier's check, or money order payable at least 10 days in advance to LAKWOOD ON THE GREEN POA.

CLUBHOUSE REGULATIONS

Owners and guests agree to abide by Clubhouse rules, property rules, local ordinances and state laws, including but not limited to those referring to liquor consumption, use of the drugs or controlled substances, disturbing the peace, disorderly conduct, vandalism and theft. Clubhouse capacity to 65 people.

1. Owner reserving the clubhouse is responsible for his/her conduct and the conduct of his/her guest(s)
 2. Owners must leave clubhouse and adjoining parking areas in the same condition and state of cleanliness as he found them. All cleaning and reorganizing must be complete by the end of the party as listed in the first paragraph.
 3. Management STRICTLY PROHIBITS the following:
 - a. Liquor consumption inside and outside the clubhouse.
 - b. Smoking indoors in the clubhouse.
 - c. Use of drugs or controlled substances.
 - d. Lewd or immoral conduct.
 - e. Rowdiness, brawling, or fighting.
 - f. Gambling.
 - g. Excessively loud music.
 - h. Use of the pool by owners or guests attending the function.
 - I. No funeral, Repass or spiritual rituals.
 4. All parties must end, and the clubhouse ready to be locked up **NO** later than 11:00pm. **Resident will be charged a fee of \$25.00 for every 15 minutes they exceed past 11:00pm.**
 5. Parties must be held within the clubhouse. Use of the clubhouse does not include use of the pool, or pool deck.
 6. Owners and guests will receive only one warning from management's representative if your party is in violation or unruly. Management's representative may break up a violating or unruly party after a warning has been given and ignored.
- Lakewood on the Green POA, Inc assumes no responsibility for owners or its guests' property. If a party necessitates breaking up, NO refund will be given.
7. Rental of the clubhouse is limited to owners only. (Must have proof of ownership, or BCPA.net registrations) .

Owners Intials _____

8. All functions must be approved in advance by management. Deliver original signed application to clubhouse office Attention Lakewood POA property management .
9. Party set up is only allowed on the day of the event and cannot be left overnight, unless the clubhouse is not committed the day prior or after, which can facilitate setup and cleanup prior and after.
10. The owner/event host agrees to indemnify and hold the Association harmless against any liability, property damage or injury that may arise or accrue, directly or indirectly, by reason of the use by the resident/event host of the Clubhouse.
11. All guests must be parked in designated parking areas. Failure to comply can result in fines.
12. The owner/event host agrees The Association shall not be responsible for any damage or injury, including wrongful death that may occur to the owner/event host, or his/her guests, invitees, licensees, agents, servants or employees, or property from any cause whatsoever, during the period covered by Clubhouse Agreement; and that the owner/event host expressly releases the Association and agrees to indemnify it against any and all claims for such loss, damage or injury, including wrongful death.

13. Right to Deny Reservation

The Lakewood on the Green POA, Inc. reserves the right to deny or cancel any clubhouse reservation if management or the Association determines there is sufficient reason to do so. Such reasons may include, but are not limited to, prior violations of Association rules, outstanding balances owed to the Association, incomplete documentation, inaccurate application information, misuse of the facility, or concerns related to safety, security, or compliance with Association regulations. The Association’s decision to deny or cancel a reservation shall be final and made in the best interest of the community.

I HAVE READ THE FOREGOING AND HAVE PAID THE REQUIRED DEPOSIT. (PLEASE NOTE THAT THE CLUBHOUSE WILL NOT BE RESERVED FOR THE DATE YOU HAVE REQUESTED UNTIL THE DEPOSIT IS RECEIVED AND FUNDS CLEARED. CASHIERS CHECK PREFERRED.)

- PAYMENT MUST BE MADE PAYABLE TO ‘LAKEWOOD ON THE GREEN POA’.
- SECURITY DEPOSIT MUST BE RECEIVED WITH RENTAL APPLICATION FOR THE CLUBHOUSE. RENTAL FEE IS REQUIRED AT LEAST TEN DAYS PRIOR TO THE PARTY DATE.

Type of Function to be held.

OWNERS address: _____ Tel# _____

OWNERS Signature _____ DATE _____

ON SITE PARTY HOST CONTACT NAME _____ **cell #** _____

Property Management Representative signature _____ DATE _____

Property Management Representative Title _____

Date Paid _____

Receivers’ initials _____

Owners Intials _____