

By clicking the Accept button at the bottom, you agree that you have read, understood, and agree to all of the following
TERMS AND CONDITIONS OF RENTAL OF THE WATTERS CROSSING CLUBHOUSE.

The Watters Crossing clubhouse is strictly for the social use and benefit of the residents of Watters Crossing. It is not for use, at any time, by a for profit business, of any type.

1. In order to use the clubhouse, you must be a resident of Watters Crossing, and you must be present for the entire event. All deposit/rental fee checks must originate from a Watters Crossing address. All underage gatherings must be supervised by an adult resident (21 or over).

2. A refundable \$200.00 deposit check is required. This check will be fully refunded (by shredding) only if the following conditions are met:

A. The Cleaning Checklist is completed in full and signed by person(s) who sign this contract. The clubhouse may be checked by the clubhouse coordinator after each event to ensure compliance.

B. The clubhouse is returned, entirely, to its original condition, including, but not limited to: - All furniture returned to its original position. - All lights turned off. - All windows closed and locked. - Alarm system armed. - ALL decorations from event removed in their entirety. Nothing should be taped, stapled, or nailed to walls, doors, or ceilings. - All garbage removed to dumpsters and plastic trash can liners replaced in all interior trash cans. - No damage to clubhouse, i.e. broken windows, furniture, refrigerator left open, etc.

C. There is no use of the fireplace in the rear room. The fireplace in the great room may be used, per directions posted, during the months of October through April.

D. There is no smoking inside the clubhouse nor on the Clubhouse grounds.

E. There are no overnight stays allowed in the clubhouse.

F. No food may be left in the clubhouse overnight.

G. All decorations must be removed when function is over, including from the patio and driveway areas.

H. A clubhouse reservation is not a reservation for the pool. If you intend to use the pool, please follow all pool guidelines. The pool guidelines state that guests are limited to two per Watters Crossing resident in attendance.

Failure to comply with any of the above conditions may result in the immediate loss of the \$200.00 deposit check. Any damages in excess of \$200.00 are the financial responsibility of the renting party (parties).

CLUBHOUSE RENTAL RATES

In order to use the clubhouse, a non-refundable fee must be paid. The fees are as follows:

- \$75.00 for a half week day; \$150 for a full weekday (Monday through Thursday) (8:00 AM – 4:00 PM OR 4:00 PM to 12:00 AM)
- \$150.00 for half days (Friday, Saturday, and Sunday) (8:00 AM – 4:00 PM OR 4:00 PM – 12:00AM)
- \$250.00 for periods of rental for all day (Friday, Saturday, and Sunday) (8:00 AM – 12:01 AM)

(Note: Rental time periods include your set up and clean up time.)

GENERAL RULES

- Do not tape, staple, or glue anything to any surface within this clubhouse or on the outside. Pushpins may be used if removed.
- Do not fasten any decorations to any light fixtures or other decor.
- Do not remove any furniture from any room to any other room, with the exception of:
The folding tables and chairs in the rear room closet. These must be returned to the closet. The six chairs in the center dining room at the large table. These must be returned to their original positions at the table.
If rearranged, all furniture must be returned to its original location within that room.
- Helium balloons are not permitted. Non-helium-filled balloons may be used.
- Do not leave dishes in the dishwasher. There is no maid.
- Ensure that all exterior doors are locked upon leaving:
 - Front door
 - Two front-facing doors in the middle kids room
 - Kitchen door
 - French doors
- Maximum clubhouse occupancy is 100 persons.
- Payment of the deposit must be in one of the following forms:
 - A personal check containing the name and address of a Watters Crossing resident
 - A cashier check or cash accompanied by a copy of a Watters Crossing resident drivers license

The reserved time window includes all cleanup after the event.

ASSESSMENTS FROM DEPOSIT

Failure to complete the following required tasks may result in an assessment made against your deposit:

Lock all doors and windows before leaving: \$100.

Set alarm upon leaving (you do not need to use the # or * buttons): \$100.

Sweep and vacuum all floors: \$40.

Mop after functions where food is served: \$20.

Clean counter tops, tabletops, stove, and microwave. Ensure that refrigerator and freezer doors are closed: \$20.

Put all trash (from kitchen and bathroom) in the bins located outside: \$40.

Replace trash can liners in kitchen and both bathrooms upon leaving: \$40.

Turn the air conditioning to 80 degrees (summer) or the heat to 65 degrees (winter): \$20.

Return all furniture to its original position in all rooms used. (Please lift furniture; dragging can damage the floor: \$40.

Turn off all lights and ceiling fans: \$40.

Remove all decorations upon leaving. (Tape is not permitted on walls): \$40.