

Sample Clubhouse Rental Contract

The following is a sample of the contract to be signed by ANY resident wishing to utilize the Watters Crossing clubhouse (990 Bel Air Drive) for any event or function.

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 certify that you will 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. In order to use the clubhouse, a refundable \$200.00 check is required. This check will be fully refunded (by shredding) only if the following conditions are met:

A. Attached cleaning checklist is completed in full and signed off on by person(s) who sign this contract. The clubhouse will be checked by the clubhouse coordinator after each event to ensure compliance.

B. The clubhouse is returned, IN FULL, 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. The Greatroom fireplace is equipped with a gas log. Printed instructions for its use are posted on the wall inside the clubhouse. Do not operate the damper of the fireplace. The gas logs are to be operated BY ADULTS ONLY. Gas logs operational times are opposite of the pool season: Gas Logs may be operated October 1 - May 1. Failure to operate the gas logs in a safe manner and failure to ensure they are turned off upon leaving the clubhouse will result in total loss of your Security Deposit. There is no use permitted of the two smaller fireplaces in the rear rooms of the Clubhouse.

D. The Clubhouse and surrounding area is a smoke free environment. There is no smoking within the clubhouse nor anywhere on the surrounding grounds.

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

F. Do not leave any food in the clubhouse overnight.

G. All decorations MUST be removed when function is over.

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).