

EDEN VILLAS GARDEN COURT TOWNHOMES ASSOCIATION, INC.
CLUBHOUSE RENTAL CONTRACT



Printed
Name _____ Date _____

Address _____
Phone # _____
email address _____

DATE YOU ARE RENTING THE
CLUBHOUSE _____

WHAT TIME DO YOU WISH TO RENT _____
TYPE OF FUNCTION _____
OF PEOPLE _____

RENTAL FEE OF \$75.00 FOR 4 HOURS EACH ADDITIONAL HOUR OVER 4
HOURS IS \$25.00 PER HOUR..... PAID BY: cash _____
30 minutes prior to setup and 30 minutes after to clean up

DEPOSIT OF \$150.00 PAID BY: cash _____ CASH NO CHECKS
THERE WILL BE NO ALCOHOL OF ANY TYPE ALLOWED. IF ALCOHOL OF ANY
TYPE IS FOUND IN THE CLUBHOUSE YOUR DEPOSIT IS FORFEITED.

I have been provided a copy of the Rules and Regulations of Clubhouse
Rentals. I have read the rules and regulations and agree to follow each
procedure during and after the event I have planned. I have also signed and
initialed each item of the Rules and Regulations

I further understand that all persons in attendance at the clubhouse during the
event I have planned are expected to follow all Eden Villas rules at all times.

I am aware that the clubhouse will be inspected after my rental and all charges
for damages and cleaning will be deducted from my \$150.00 deposit.

INDEMNIFICATION:

Renter agrees to indemnify, defend, and hold harmless Eden Villas Association from and against
any and all liabilities, losses, damages, costs, expenses (including all reasonable attorney's fees
and expenses of renter and the Association), causes of action, suits, claims, demands or
judgments of any nature whatsoever arising from 1/ any injury to or the death of, any person, or
any damage to property on the Association or upon adjoining sidewalks, streets or ways or in any
manner growing out or connected with the use, non-use, condition, or occupancy of the Eden
Villas Association or related facilities or any parts thereof. In case any action, suit, or proceeding
is brought against the Association by reason of any occurrence herein described renter will, at its
own expense defend such action, suit or proceeding with counsel reasonably acceptable to this
Association..

Signature _____

Date: _____

**EDEN VILLAS CLUBHOUSE
RULES AND REGULATIONS
RENTAL INFORMATION**

_____ 1/ To reserve the clubhouse you must be a **member in good financial standing of the Eden Villas Homeowners Association.**

_____ 2/ **Complete payment and deposit must be paid 10 days prior** to the rental date when the contract is signed. Payment must be made by personal checks showing Homeowners name and address payable to Eden Villas. One check for rental, one check for security/damage/cleaning deposit.

_____ If renter is a tenant at Eden Villas payment must be in cash or Money Order deposit can be cash, MO or personal check.

_____ 3/ **Rental fee is \$75.00. Security deposit is \$100.00.** Security deposit will be returned to renter after inspection of clubhouse for damages. **Damages and cleaning fees will be deducted. Damages and cleaning fees that exceed the deposit will be charged to the Homeowner's account.**

_____ 4/ Clubhouse rental **does not include the pool.**

_____ 5/ **No smoking** in the clubhouse.

_____ 6/ Clubhouse will be **vacated by 10 PM.**

_____ 7/ No decorations will be attached to walls or ceiling of clubhouse.

_____ 8/ No music allowed outside clubhouse.

_____ 9/ **No grills** allowed on clubhouse property. **If you bring a grill the entire deposit is forfeit.**

_____ 10/ You must reset thermostat. Heat to 55 degrees A/C to 80 degrees.

Failure to reset ... entire deposit is forfeit.

_____ 11/ Inflatables for parties will be **allowed only in the parking lot.**

CLEANING

_____ 1/ **Clean bathrooms and clean all floors**

_____ 2/ Wipe down all tables. **Clean up all food spills on walls, tables, chairs and floors.**

_____ 3/ **Bring your own trash bags and remove all trash to your home barrels.**

_____ 4/ **Cleaning supplies are not provided. Bring your own.**

_____ 5/ **Empty refrigerator and clean it.**

FURNITURE

_____ 1/ **All furniture must be returned to it's original location.**

_____ 2/ **Folding chairs and tables must be returned to the Recreation room.**

Signed _____ Date _____

EDEN VILLAS CLUBHOUSE RENTAL QUESTIONS

Who can rent the clubhouse? Any Eden Villas Homeowner who is in good financial standing with the Association

Can I rent the clubhouse and then lend or rent it to someone else? NO

Do I have to be there during the entire rental time? YES

Can I reserve a date a year in advance? NO

What does it cost to rent the clubhouse? Beginning August 2015 the rent is \$75.00

What is the deposit? \$100.00 Returnable if all conditions of rental are met

What are the hours for a rental? Clubhouse is available from 10 AM until 10 PM

How soon do I have to pay the rental fee and deposit? When you sign the contract

What is the cancellation policy? If your plans change you must cancel 5 days prior to the rental date

Are there any other fees beside the rental fee and the Security deposit? If you wish to use the cable TV service there is a non-refundable \$10.00 fee payable when you sign the contract

How do get entry into the clubhouse? The Rental Agent will arrange to meet with you at the clubhouse prior to your rental

What happens if my check bounces? You will not be allowed to rent the clubhouse

Can I rent the clubhouse every year on a specific date? NO

Can my guests use the pool during my rental? The Eden Villas pool is for the exclusive use of homeowners. Clubhouse rental does not include use of the pool.

What if I don't clean the clubhouse? Your deposit check will not be returned if the following conditions are found during or after your rental:

- You bring a grill to the clubhouse—inside and/or outside
- Thermostats are not reset