



MEADOW POINTE III

Clubhouse Event Room Rental Agreement

Today's Date: ____ / ____ / ____ REQUESTED RENTAL DATE ____ / ____ / ____

Time of Rental _____ to _____ (4-hour limit)

Name of Resident _____

Address _____ Village _____

Home Phone _____ Work _____

Reason for Rental (circle) Party Class Lecture Meeting

Reminders:

1. Renter must remain on property during the time of rental agreement.
2. All children 13 and under must be supervised by adults at all times.
3. Number of guests must not exceed 36 persons at any time.
4. Absolutely **no alcoholic** beverages will be permitted.
5. Guests may not use pool, pool deck or fitness room during rental agreement.
6. No BBQ grills.
7. No food/drinks allowed outside of event room.
8. Rental agreement includes set-up and post-event cleanup during 4-hours.
9. No smoking permitted in the building.
10. Decorations limited to the event room only (tape only).

Residents (MPIII ONLY) Rental Fee:

Reservation Fee \$50 (4hrs) \$100 (8hrs) (Office Use CC Receipt # _____)

Cleaning Deposit \$100.00 (Office Use CC Receipt # _____)

(Reservation fees are non-refundable if no-show)

Non-Resident (MP1, MP2 & MP4 ONLY)

Reservation Fee \$100 (4hrs) \$200 (8hrs) (Office Use CC Receipt# _____)

Cleaning Deposit \$100.00 (Office Use CC Receipt# _____)

(Reservation fees are non-refundable if no-show)

Approved _____ Date ____ / ____ / ____

STAFF INTITALS _____

RENTAL AGREEMENT

This is a license agreement between the Meadow Pointe III CDD and a person renting the facility hereby known as the (renter). Subject to the terms and conditions hereof, the renter is hereby given a revocable license to use the Clubhouse event room and agrees to be held responsible for such use as outlined on this rental agreement form.

TERMS AND CONDITIONS

- _____ 1. Renter shall use the Clubhouse event room in a careful, legal and proper manner and return the event room premises in as good condition as it was prior to the use thereof by the renter.
- _____ 2. Renter assumes all risks of loss and damage to the Clubhouse event room and personal property therein from any cause including fire, smoke, water or theft. None of the personal property shall be removed from the Clubhouse event room.
- _____ 3. Renter fully inspected the event room and the personal property therein and hereby acknowledges that same are in good condition and repair and that renter is satisfied with and has accepted same in such good condition and repair. Anything contrary shall be reduced to a written statement by both parties with signatures.
- _____ 4. Renter herewith deposits the sum of \$100.00 as a security for the performance of renter's obligations hereunder, without limiting the rights of the CDD to seek other remedies available to it for the breach of such obligations by renter. The security deposit shall not be construed as liquidated damages. If renter does not breach renter's obligations hereunder, the deposit will be returned to the renter. Credit card deposits will be refunded. Security deposit checks will be deposited upon rental and a refund check will be mailed to the resident after the event has passed.
- _____ 5. Renter shall indemnify the CDD and its supervisors, officers, and agents including the CDD Clubhouse employees against all claims, actions, proceedings, costs, damages, legal fees, and liabilities of any nature whatsoever, connected with or resulting from the use of the Clubhouse event room by the renter.
- _____ 6. The Clubhouse and adjoining amenities may not be used for commercial use nor can it be used for religious services. Small groups may however meet for the purpose of religious study. Banners and signs are limited to celebratory messages such as birthdays, anniversaries and such. All banners and signs must be approved by the manager and cannot be larger than 20 square feet.
- _____ 7. The renter shall not allow more than 36 guests at any time during the agreed times of the rental. Any number greater than this will be in violation of the FIRE MARSHALL. **Renter will incur and pay any fines levied for violation of Clubhouse event room occupancy capacity.**
- _____ 8. Renter is required to be present on premises at all times during the agreed times of the rental agreement. The four-hour agreement also includes any set-up time and cleaning of the rooms after use. Cleanup includes the following: all trash is to be bagged and taken to the dumpster. Rooms are to be swept and mopped. Glass is to be cleaned. Tables cleaned and reset in their original position. IF USED, kitchen area is to be cleaned. Cleaning supplies provided.
- _____ 9. If an action is filed in relation to this agreement and the renter is unsuccessful in such action, renter shall incur all related legal costs. In addition, to all other sums, renter will be called upon to pay a reasonable attorney's fee to the CDD regardless of which party institutes such action.
- _____ 10. Renter will not use the swimming pool and or deck to entertain guests. Renter agrees not to entertain guests in the lobby area during regular business hours. Renter will be responsible for all guests at all times. **Renter agrees not to serve or allow the consumption of alcoholic beverages by renter and guests at any time.**

The terms hereof constitute the entire RENTAL AGREEMENT of the CDD and Renter. No oral statements have any force in effect or be binding upon the parties. The CDD may cancel this agreement if there is evidence that the renter is in violation of this agreement. **Agreement will be canceled should renter or guests be found consuming alcohol beverages and/or found on the pool deck at any time.** Once the four-hour agreement has expired, all guests are asked to leave the CDD property.

Renter has read this agreement and by signature agrees to all terms and conditions.

RENTERS SIGNATURE _____ DATED ____ / ____ /2021