

Queen's Grant Recreation Association

Clubhouse Use or Rental Agreement

Rental:

- Clubhouse usage requires Owner sponsorship either through direct contact with the owner or rental of the owner's unit. Public rental of the Clubhouse is not approved.
- The club house key is released to the homeowner/tenant when the following occurs:
 - a. Club house reservation agreement is read and signed.
 - b. Rental Fee and Cleaning Deposit are received.
- The homeowner/tenant is responsible for clean-up of club house facilities (including grounds) immediately after the party.

Fees:

- Clubhouse usage is subject to a \$150 per usage fee per day for use by any non-homeowner with the exception of approved organizations, such as Civic, Charitable, or recognized non-profit entities.
- Clubhouse usage is also subject to a \$150 refundable cleaning deposit for any booking. The deposit may be retained by the Association as part payment of any expense for cleaning, damage and/or loss to the Association property. If the deposit is not sufficient to cover the fair value of such cleaning and property, then the homeowner/tenant will be responsible to reimburse the Association for any additional expense as determined by the Board.
- The cleaning deposit is refunded when the following occurs:
 - a. The key is returned to the HOA Property Manager. The key must be returned by 12:00 noon the next day or by other prior arrangements made with the HOA Property Manager.
 - b. The club house facilities are inspected for damage or loss by a member of the Association and found in acceptable condition.

Rules & Regulations:

1. The club house facilities are for the use of homeowners and their guests, only.
2. Any homeowner may delegate their right of enjoyment of the club house facilities to their tenants who reside on the property. Such member shall notify the HOA Property Manager in writing of the name of any such tenant. The rights and privileges of such tenant are subject to suspension to the same extent as those of the member.
3. During any period in which a member is in default in the payment of monthly dues or special assessment levied by the Association, the right to use will be suspended by the Board of Directors until dues or assessment are paid.
4. For violation by the homeowner(s) or their guests of any rules and regulations established by the Board governing the use of the club house facilities, the right to use of a member will be suspended for a period to be determined by the board.
5. No illegal substance will be allowed at any time in the club house (including grounds.)

6. The homeowner (or tenant) must be present for the entire time the club house facilities are in use. A homeowner/tenant or parent must accompany children while in the club house.
7. The club house facilities must be vacated by 12:00 midnight.
8. The club house cannot be used for money raising purposes by an individual or organization other than the Association.
9. No political, religious, commercial or outside organization is permitted use of the club house facilities, even though a homeowner/tenant is a member of the organization, unless approved by the Board.
10. No animals (pets) are allowed in the club house at any time.
11. No homeowner/tenant may reserve the club house facilities on a regular basis more than once a month for a group that is not comprised of at least 50-per cent residents.
12. Absolute maximum number of people allowed in club house is 75.
13. Barbecues are allowed, however use of cookers/grills are restricted to the concrete in front of the club house and Recreation area only. (Not on the inside fenced pool area or wood deck.)
14. The outside doors must be kept closed when the air conditioner is on.
15. The homeowner/tenant is responsible for the conduct of his/her guests and proper behavior to prevent damage and excessive noise.
16. Any resident of the Association may stop in during a party if there is any indication that rules and regulations are being violated. Proper authorities (police) will be notified immediately.
17. The swimming pool and swimming pool deck area are for the Queen's Grant community and cannot be reserved as part of the Clubhouse function. No one reserving the Clubhouse should open the access door to the swimming pool area.
18. No smoking in the Clubhouse.

Clubhouse Departure/Cleanup:

1. Users must supply paper towels, trash bag, cleaning supplies, and toiletries.
2. Remove all trash (inside and outside clubhouse) and personal property. DO NOT leave trash at Clubhouse.
3. Clean all club house areas used: bathroom, kitchen, sinks, appliances, tables, etc.
4. Vacuum carpeting (vacuum is located on site).
5. Return furniture to original location.
6. Set thermostat at 60 degrees (winter heat) or 75 degrees (summer air conditioning).
7. Leave refrigerator turned ON with door closed.
8. Turn OFF stove burners and oven.
9. Turn OFF all inside lights.
10. Lock all doors and windows.

This agreement is made and entered into by and between the Queen's Grant REC and the Association Member or renter named below for use of the Queen's Grant Clubhouse. The use or rental of the Clubhouse property shall be for the type of function indicated below and shall be in accordance with the provisions of this agreement, the "Clubhouse Rules & Regulations", and the Declaration of Covenants, Conditions, Restrictions, Easements, and Liens for the Queen's Grant Homeowners Associations, all as may be amended from time to time, all of which are incorporated herein by reference.

Association Member (Host): _____

Renters Name (Unit #): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: (H) _____ (C) _____

Date of Function: _____ Time: From _____ To _____

Number of Guests _____ (Clubhouse can hold a maximum of 75 guests)

Member will (Please circle "yes" or "no"):

Serve Food (Yes) (No)

Serve Alcoholic Beverages (Yes) (No)

Note: Alcoholic Beverages are not to be sold on the premises at any time.

Use Kitchen (Yes) (No)

Have Music (Yes) (No)

Have Dancing (Yes) (No)

A \$150 rental fee (for non-homeowners) and a \$150.00 refundable cleaning deposit must accompany this agreement. The HOA will refund the cleaning deposit after inspecting the Clubhouse after the function if the Clubhouse is left in acceptable condition, no damage or loss has occurred, and there have been no infractions of the Clubhouse rules as deemed by the inspector. The Association Member or renter is responsible for the payment of actual repair or replacement costs for all Clubhouse property damaged or lost as a result of or occasioned by the community members' use of the Clubhouse and Clubhouse property. The Association Member or renter making the reservation must be in attendance for the ENTIRE duration of the function and is responsible for cleaning after use. Cleaning is to be in accordance with the "Clubhouse Departure/Cleanup" list. If the items on the "Clubhouse Departure/Cleanup" list are

not complete in a manner acceptable to the Queen's Grant CLUBHOUSE RENTAL AGREEMENT, this may result in the forfeiture of all or part of the cleaning deposit and the levy of additional charges as determined by the Board of Directors. All guests' cars must be properly parked in the parking areas provided, and the Clubhouse parking lot area is to be cleaned of any party debris after the function. The swimming pool and swimming pool deck area are for the Queen's Grant community and cannot be reserved as part of the Clubhouse function. No one reserving the Clubhouse should open the access door to the swimming pool area. Closing time for private functions is 12:00 midnight. The Clubhouse must be vacated by 2:00 AM. Cleaning must be completed by 10:00 AM on the day following the function or by other prior arrangements made with the HOA Property Manager. Failure to return the Clubhouse keys may result in forfeiture of your cleaning deposit.

NOTE: Any Violation of this Agreement or disturbance created as a result of the function will require the Association Member or Renter to appear before the Board of Directors for approval of any future reservations. The Board of Directors has the right to suspend privileges to any Association Member or renter who has, in the opinion of the Board, violated "Clubhouse Rules & Regulations" or terms of this Agreement. In addition, violation of this Agreement and/or "Clubhouse Rules & Regulations" may result in forfeiture of all or part of the cleaning deposit and the levy of additional charges as determined by the Board of Directors. Charges levied by the Board of Directors may be assessed and collected from an Association Member as an "Individual Assessment" as described in, and in the manner set out in the Declarations of Covenants, Conditions, Restrictions, Easements and liens for Queen's Grant REC Association.

I understand and agree to abide by the terms of this agreement and the "Clubhouse Rules & Regulations". I understand that I am responsible for any loss or damage of the Clubhouse property which may occur as a result of this function and agree to hold the Queen's Grant Recreation/Homeowner/Townhome Association harmless from any and all liability or damage resulting from the actions of myself, my family, or my guests. I acknowledge that I have read this Agreement and the "Clubhouse Rules & Regulations", which is referred herein.

This AGREEMENT entered into on (date) _____, 20____

Signature of Queen's Grant Homeowner or Renter _____

Accepted by the HOA Property Manager: _____
(On behalf of the Queen's Grant REC)

[] \$150 rental fee received (initial) _____ [] \$150 refundable cleaning fee received (initial) _____