

**Facilities Rental Agreement**

Northpoint Grand Property Owner's Association (POA) agrees to rent its clubhouse to:

\_\_\_\_\_ (Renter) on the terms and conditions set forth below. This agreement is a binding contract between the POA and Renter. Upon return of this signed agreement and deposit fees to the POA, at least 2 days prior to the event date, the renter may use the clubhouse as follows:

Date:

Time:

Type of Event:

Number of Guests:

Terms and Conditions

1. **Available Days:** Events may be held at the clubhouse during the following times:
  - a. Monday – Sunday: 10am – 9pm
  
2. **Fees/Cancellations:** All fees and deposits are due at least 2 days prior to the event date. If renter fails to pay required fees prior to the event date, use of the facility is not confirmed and shall be at the discretion of the POA. Notwithstanding the above, the Board of Directors can cancel or change any rental contract any time prior to the event, based on conditions that arise due to member obligations not foreseen at the time of contract agreement, i.e. clubhouse repairs. Fees are refundable if an event is canceled by the POA or renter. Cancellations within 24 hours are subject to a cancellation fee, as determined by the Board of Directors. Clubhouse rental fees are as follows:
  - a. Non-POA Renters: \$200 fee + \$100 deposit
  - b. POA Renters: \$50 fee
  
3. **Condition of Clubhouse:** The kitchen/clubhouse must be cleaned and left as it was found. Failure to clean or any damage made to the kitchen/clubhouse is the responsibility of the renter. The deposit may be applied to cover cleaning or repairs and any sums not covered by the deposit must be promptly paid by the renter.
  
4. **Alcohol:** No alcohol is permitted on clubhouse property. Underage drinking is strictly prohibited on Club property. It is the renter's responsibility to ensure that guests do not violate Club policy with respect to alcohol.
  
5. **Liability/Indemnity/Hold Harmless:** Renter shall leave the clubhouse in the same condition after the event as it was prior to the event. Renter's deposit will be retained to cover the cost of any

property damage or cleanup required as a result of the event. However, the deposit is not a limit on liability. Renter is responsible for all damage to persons or property that occurs at the event or in connection with the event, as a result of a violation of any of the terms and conditions of this agreement. Renter will indemnify and hold harmless the POA, its officers, director and assigns from any liability whatsoever associated with the event.

6. **Security:** The POA requires the renter to provide contracted security for events on a case by case basis. The cost of the security is the sole responsibility of the renter. \$50 rental fee required for this event.

7. **Pool:** The pool is restricted to POA members in **good standing with the financial committee** and their guests. **The pool cannot be rented and cannot be reserved with the clubhouse.** The renters of the clubhouse are fully responsible for making sure their guests do NOT use the pool. Use of the pool by renters of the clubhouse voids this agreement and renters shall lose the ability to use the clubhouse. The renters will be asked immediately to leave the property. The renters are fully responsible for their guests and informing them the pool is off limits.

\_\_\_\_\_ Initial

8. **Parking:** During the summer months when the pool is open, there is no parking at the clubhouse for renters. Renters must park on the street or in the ball field parking lot.

Please sign and return with all applicable fees.

Date:

\_\_\_\_\_

Contact Person for Event: \_\_\_\_\_

Signature:

\_\_\_\_\_ Address:

\_\_\_\_\_ Phone:

\_\_\_\_\_ POA

Board Member: \_\_\_\_\_