

## CLUBHOUSE RENTAL AGREEMENT

Receipt is hereby acknowledged in the sum of \$500.00 refundable deposit and \$75.00 non-refundable rental fee for use of the Reata at River Oaks Clubhouse. **THIS AGREEMENT, DEPOSIT AND RENTAL FEE MUST BE RECEIVED BY THE MANAGEMENT COMPANY 72 HOURS IN ADVANCE OF THE RENTAL DATE. HOMEOWNER MUST BE CURRENT IN PAYMENT OF MAINTENANCE FEES TO USE THE CLUBHOUSE. IF A TENANT IS LEASING THE CLUBHOUSE, A CURRENT COPY OF YOUR LEASE MUST BE ON FILE WITH THE ASSOCIATION.**

Date of Rental: \_\_\_\_\_

Time: From \_\_\_\_\_ until \_\_\_\_\_

Name of Homeowner Reserving Clubhouse: \_\_\_\_\_

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

Home Telephone: \_\_\_\_\_

Work/Cell Telephone: \_\_\_\_\_

Total number of guests WILL NOT exceed \_\_\_\_\_ (REATA AT RIVER OAKS RESERVES THE RIGHT TO LIMIT THE TOTAL NUMBER OF GUESTS PRIOR TO OR DURING THE PRIVATE FUNCTION).

Type of function being held: \_\_\_\_\_

Homeowner agrees to leave the clubhouse and parking area in the same condition as he/she received them. All refreshments, food, paper goods, etc. that are currently stored in the refrigerator or in the cabinets of the clubhouse are for office use and are not provided for the Homeowner's private function.

All cleaning and reorganizing must be completed by the opening of the following business day. A minimum cleaning fee of \$125.00 will be deducted from the deposit if areas are not clean to the satisfaction of management.

### **CLUBHOUSE REGULATIONS**

The Homeowners liability is not limited to the amount of the deposit, and the undersigned Homeowner agrees to pay damages in excess of deposit upon presentation of an itemized invoice by management. Homeowner further agrees to abide by Clubhouse rules, property rules, local ordinances and state laws, including but not limited to those referring to liquor consumption, use of drugs or controlled substances, disturbing the peace, disorderly conduct, vandalism and theft.

1. Homeowner is responsible for the conduct and action of his/her guest(s).
2. Occupancy for the clubhouse is limited to 35 people per fire code compliance.
3. Management strictly prohibits the following in/outside the clubhouse or premises:
  1. Smoking
  2. Use of drugs or controlled substance
  3. Lewd or immoral conduct
  4. Rowdiness, brawling, fighting
  5. Gambling
  6. Sale of liquor to, or consumption of, liquor by minors
  7. Excessive loud music
  8. Food or beverages that cause a strong lasting aroma
4. Clubhouse rental hours are: 8:00 a.m. - 10:00 p.m. Sunday - Thursday  
10:00 a.m. - 12:00 a.m. Friday or Saturday
5. Functions must be contained within the Clubhouse. Rental of the Clubhouse does not extend to exclusive use of the pool, pool deck, or spa.
6. Homeowners will be given one warning to rectify a problem. If management representative, in its sole discretion, determines the party to still be unruly, management will demand an end to the function and request all guests to leave the clubhouse premises.

7. Management assumes no responsibility for Homeowner's or guest(s) personal property.
8. Rental of Clubhouse is limited to property Homeowners and Tenants only.
9. Homeowner must contact management office by 4:00 p.m. on weekday rental and Friday on weekend rentals to schedule key receipt.

I HAVE READ THE FOREGOING AND HAVE PAID THE REQUIRED DEPOSIT. PLEASE NOTE THAT THE CLUBHOUSE WILL NOT BE RESERVED FOR THE DATE YOU HAVE REQUESTED UNTIL THE DEPOSIT AND USAGE FEE ARE RECEIVED.

IN ADDITION, I RELEASE AND INDEMNIFY AND HOLD HARMLESS THE OWNERSHIP AND EMPLOYEES OF REATA AT RIVER OAKS FROM ANY CLAIMS, LIABILITIES, DAMAGES AND INJURIES ARISING OUT OF THE USE OF THE CLUBHOUSE OR ITS PREMISES.

\_\_\_\_\_  
Signature of Homeowner/Tenant

\_\_\_\_\_  
Management Representative Signature

Received by management on \_\_\_\_\_