

GRAND RESERVE AT CORAL CREEK HOMEOWNERS ASSOCIATION, INC.

c/o Benchmark Property Management, Inc.
7932 Wiles Road
Coral Springs, Florida 33067
(954) 344-5353 Fax (954) 344-5399

CLUBHOUSE USE AGREEMENT

I/We, _____ the undersigned homeowner(s) at the GRAND RESERVE, (“Lessee”), for and in consideration of use of the GRAND RESERVE CLUBHOUSE (“Clubhouse”) and any other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged from THE GRAND RESERVE HOMEOWNERS’ ASSOCIATION AT CORAL CREEK, INC. (“Association”) shall indemnify and hold harmless the Association from and against any and all claims, lawsuits, actions, damages and/or causes of action resulting, occurring or arising from or out of my use of the Clubhouse, and from and against all costs, fees, expenses and liabilities including, but not limited to, all judgments, court costs, and attorney’s fees at all trial and appellate levels, assessed or incurred in, through and/or because of such claims, lawsuits, and cause of action.

TERMS OF AGREEMENT

INITIALS

1. Lessee must be a homeowner, not renter. Lessee will be present at all times and will chaperone entire event. Lessee may not provide keys or access to clubhouse to non-residents.

2. The Lessee must provide a check in the amount of five hundred dollars (\$500.00) made payable to the Grand Reserve at Coral Creek Homeowners Association, Inc., as refundable security deposit, at the time of the signing of this agreement. Checks must be written from the homeowner’s own account. Third party checks are not accepted. The Lessee understands and agrees that all costs of repairs for any damaged, lost or missing items occurring during the hours of use of the clubhouse, shall be deducted from the security deposit. If damages and/or loss exceed the \$500.00 security deposit, the Lessee is responsible and agrees to remit full additional payment within (48) hours of notice by the Association. If no damage is determined, the security deposit will be refunded within a (2) two week period and may be picked up at the property management office. Please contact the management office prior to that date for quicker service. **THE LESSEE UNDERSTANDS THAT IF ANY OF THE TERMS, RULES OR REGULATIONS WITHIN THIS RENTAL AGREEMENT ARE BROKEN, THE ENTIRE \$500 DEPOSIT WILL BE FORFEITED.**

3. The Lessee must sign the agreement at least two (2) weeks prior to the day of reservation for the use of the Clubhouse. No party may be reserved more than eight (8) weeks in advance.

4. The Lessee must give a check in the amount of one hundred and fifty dollars (\$150.00) made payable to the Grand Reserve at Coral Creek Homeowners Association, Inc., as a non-refundable cleaning fee.

5. The Lessee agrees to begin and end party at the times set forth in this agreement:
Thursday - Saturday: 10 AM - 10 PM, cleaned-up and vacated by 10: 30 PM
Sunday: 10 AM - 7 PM, cleaned-up and vacated by 7: 30 PM

6. The Lessee will provide a complete guest list of all guests, totaling no more than 50 people, which will be given to the gatehouse guard to provide party guests access to our community during party hours. No additional names may be added to this list without the consent of the clubhouse committee.

RULES AND REGULATIONS

1. The Lessee is responsible for the conduct and behavior of ALL guest(s) associated with the event, in or around the Clubhouse during the use of the Clubhouse.

2. The Lessee understands State Law prohibits the consumption of alcohol by person(s) under the age of 21 and is responsible for any and all person(s) that are in violation of said law during the use of the Clubhouse.

3. Violators of the below mentioned parking regulations will be towed at the Lessee's expense.

- a. Parking IS NOT permitted on the grass.
- b. Parking is restricted to the spots within the immediate area of the Clubhouse.
- c. Parking is not permitted in front of the Clubhouse door. (Unloading/loading is permitted).

4. Lessee further acknowledges that the Lessee assumes ALL responsibility for any and all damage to the contents and interior structure of the Clubhouse during the use of the Clubhouse. This includes, but is not limited to, all the furniture, fixtures, doors, windows, walls, floors, ceilings, rest rooms, kitchen appliances, gym equipment and any other equipment/items in the Clubhouse.

5. Set Up – ONLY TABLE AND CHAIR AREA MAY BE REARRANGED. The two sofas including end tables and coffee tables are not to be moved.

6. The Lessee further acknowledges that the Lessee assumes all responsibility for the clean-up and disposal of all contents brought in by lessee. Cleanup consists of removal of all food, decorations and trash from the clubhouse premises, as well as any equipment that might have been rented or used for the party. Such items cannot be stored overnight at the clubhouse. Trash should be taken home for pickup, as there is no trash pick-up at the clubhouse. Cleanup also includes the cleaning of all surfaces and floors, including vacuuming/and or mopping, if necessary. All furniture will be returned to its original position. The Clubhouse is to be left in the same condition in which it was found.

7. The Lessee acknowledges that the noise level will be lowered by 10:00 p.m. so as not to disturb any residents.

8. The Lessee acknowledges that no staples, tacks, or nails will be used on walls, and no decorations will be hung on or from fans, light fixtures, windows and/or doors.

9. The Lessee acknowledges that the clubhouse cannot be used to conduct business of any kind. Nor can it be used for corporate meetings, business meetings, instructional meetings, including swimming lessons, scout or after school programs or religious programs.

10. The Lessee acknowledges that the pool, pool area, tot lot, outside patio, billiard room and gym are not part of this Agreement and that Lessee does not have exclusive use of these areas during this period. Swimming is not a part of this agreement. There is no life guard on duty.

11. No drinks or food are permitted in the pool area. No glass is permitted in the pool area.

12. No rentals will be permitted on the following holiday/week-ends: Christmas Eve, Christmas Day, Chanukah, New Year's Eve and Day, Easter, Valentine's Day, 4th of July, Memorial Day, Labor Day Week-ends, Super Bowl Sunday, Halloween, Thanksgiving, Passover.

Lessee (MUST BE AN OWNER) (PLEASE PRINT CLEARLY)

Street Address

Lot #

Daytime phone number

of participants (Not to exceed 50) _____

Usage Date

Type of Party

From:

A.M./P.M.

To:

A.M/P.M.

LESSEE SIGNATURE

CLUBHOUSE COMMITTEE SIGNATURE

DATE

DATE

APPROVED

DIRECTOR/OFFICER SIGNATURE

NOT APPROVED

DATE

DEPOSIT (LESS FEES) REFUNDED

REFUND DATE

