

WATERSIDE

RESERVATION AGREEMENT RULES & REGULATIONS

1. Resident at _____ phone number _____ agrees to pay a \$200 (two hundred dollars) rental fee as well as a refundable \$200 (two hundred dollars) reservation deposit (damage deposit) for the rental date. _____ and time _____ immediately in order to secure date. No cash or credit cards are accepted. Checks may be made payable to Waterside at John's Lake Community.
2. A \$125 (one hundred twenty-five dollars) cleaning fee for each event is required in order to clean and sanitize the clubhouse between each event. This fee is payable by check to Waterside at John's Lake and is non-refundable.
3. If there is damage that must be repaired or cleaning **in excess of general light maintenance and trash removal** that must be done, the deposit will be held until damage or cleaning requirements are assessed. If the damage or cleaning exceeds the security deposit, the renter is responsible for paying the additional costs incurred. Resident agrees to be responsible for and will pay Waterside HOA for any damages done by him/her or his /her guests to the clubhouse, or to the furnishings contained therein, including but not limited to the curtains, drapes, furniture, accessories, or personal property, or to the floor, windows, or walls thereon, including but not limited to cigarette burns (**smoking is not permitted in the clubhouse**) thereto. Such damages, if any shall be as determined by the property manager or manager on duty, whose judgment shall be final, and the resident will be billed immediately. If the bill is not paid, the resident will be subject to a \$1,000.00 (one thousand dollars) fine on their account.
4. Resident agrees that all **trash will be removed from the property at the end of their event; the Association trash and recycling bins are not to be used for the disposal of trash related to their event;** there will be no dishes left in the sink, no food or trash will be left in the cabinets or the refrigerator. All furniture and accessories will remain in its place. Failure to do so and vacate the rental area at the agreed upon time, will result in forfeiture of the security deposit at the Manager's discretion.
5. Resident agrees that he/she will personally be present at the clubhouse at all times during the hours listed above. Resident understands that all non-rental areas within the clubhouse will not be private as residents will have access to amenities during reserved times.
6. A resident **may not** sublease a reserved area of Waterside at any time.
7. Reservation will be secured upon receipt of your signed application, payment and security deposit.
8. All rental areas for private parties are available during normal clubhouse hours, except holiday unless previously rented. **Rental times must include party setup and break down.** Resident and all guests must vacate the clubhouse no later than 10:00pm.
9. Smoking is **NOT** permitted inside the clubhouse or on the pool deck.
10. No tape, nails, tacks or staples may be used on walls, tables, windows or furniture.
11. No glitter, confetti, sprinkles or open flamed candles are allowed.
12. The Community Pool is **NOT** available for rent nor is it part of the rental agreement.
13. Resident agrees that he/she will not permit his/her guests to use the swimming pool adjacent to the clubhouse.
14. Resident and resident's guests who are twenty-one (21) years of age and older may consume alcohol during the date and time listed above in an allowable or approved area. **NO GLASS CONTAINERS.** Intoxication is strictly prohibited.
15. Resident agrees for himself/herself and his/her guests that they will not make or permit any disturbing noises or loud music or permit anything in or around the clubhouse building that will interfere with the rights, comforts, or conveniences of the other residents of Waterside.
16. Resident accepts sole responsibility for his/her conduct and the conduct of his/her guests and agrees to indemnify and hold harmless the Waterside HOA for any injury and damages of any sort whatsoever which the resident and his/her guests may suffer during the resident and his/her guests use of the clubhouse building and the surrounding areas.
17. The Waterside clubhouse is to be rented by **Waterside residents IN GOOD STANDING only.**
18. The Waterside Board of Directors reserves the right to deny rental for any function for any reason. A community function will always take priority over a private party function.
19. **CANCELLATION/REFUND POLICY:** Rentals require a 14-Day notice of cancellation to receive a full refund; a 7-day notice is required to receive a 50% refund.



SPECIAL ARRANGEMENTS

- 1. Will a caterer be used? No Yes
 a. Company names and License #: _____
- 2. Will any other vendor be used? No Yes
 a. Company names and License #: _____
- 3. Will alcohol be present at your event? No Yes
 a. If yes, how will it be served? _____
- 4. Will you have music at your event? No Yes
 DJ Live Band Other: _____

Please list ANY other special arrangements for your event:

I understand that this form is a request for rental. The rental deposit and completion of this form do not guarantee the rental of the requested facility. I have read and fully comprehend the rental guidelines contained on this form and agree to follow all the operating rules and regulations of the clubhouse facility and surrounding areas during my event.

Signature: _____

Date: _____

Address: _____

Phone: _____