

Clubhouse Usage Agreement

Hidden Hills Homeowners Association, Inc.

THE FACILITIES MAY ONLY BE RESERVED BY HOMEOWNERS. THE RESPONSIBLE HOMEOWNER MUST ATTEND THE ENTIRE EVENT. CLUBHOUSE SHALL NOT BE USED TO SOLICIT MONEY FOR PERSONAL BUSINESS. **POOL PARTIES ARE NOT ALLOWED!**

RENTAL FEE AND DEPOSIT MUST BE PAID AT TIME OF RESERVATION.

FEE SCHEDULE: \$75.00 rental fee (non-refundable) plus \$125.00 security deposit (refundable)

USAGE DATE _____ TIME OF EVENT _____ to _____

HOMEOWNER'S NAME _____

ADDRESS _____

PHONE _____ EMAIL _____

ACTIVITY/EVENT _____

EXPECTED NUMBER OF GUESTS _____ WILL ALCOHOL BE SERVED? _____

The security deposit will be refunded if the clubhouse is left in proper order and its contents are not damaged in accordance with the CONDITIONS FOR CLUBHOUSE USAGE attached, or provided separately, and to the satisfaction of the Clubhouse Manager duly appointed by the Board of Directors. If cleanup costs or damages exceed the amount of the deposit, the homeowner shall be liable for the amount by which such costs exceed the amount of the deposit. Reserving the clubhouse does not prevent others from using the pool or exercise room. **POOL PARTIES OR POOL ACCESS IS NOT ALLOWED.** Rental of the Clubhouse does not extend to use of the pool and pool area. The back door key is provided for emergency purposes only.

THE UNDERSIGNED ACKNOWLEDGES AND REPRESENTS THAT HE/SHE HAS READ AND UNDERSTANDS ALL TERMS AND CONDITIONS SET FORTH IN THIS AGREEMENT AND THE CONDITIONS OF CLUBHOUSE USAGE. FURTHERMORE, THE HOMEOWNER HEREBY AGREES TO COMPLY WITH AND TO BE LEGALLY BOUND BY SUCH TERMS AND CONDITIONS.

SIGNATURE OF HOMEOWNER _____ DATE _____

Conditions for Clubhouse Usage (Return with Usage Agreement)

1. Member must be in good standing and must attend the event.
2. Rental Fee and Security Deposit must be paid in advance.
3. A 4 digit code will be assigned to enter the clubhouse. Use of Clubhouse will be day of event.
4. The Deposit will be RETAINED IF CLUBHOUSE IS NOT CLEANED or any of the following conditions are not complied with. If clean-up costs or damages exceed the amount of the deposit, the resident who reserved the clubhouse SHALL BE LIABLE FOR ADDITIONAL CHARGES. POOL PARTIES ARE NOT ALLOWED. MEMBER WILL FORFEIT DEPOSIT BY HOSTING A POOL PARTY.
5. A walk-through must be performed prior to use with the Manager or another Board representative.
6. Noise must be kept within the confines of the facility.
7. No birdseed, rice, glitter, or other confetti may be thrown.
8. Furniture must not cause scratches to appear in the floor finish. DO NOT SLIDE FURNITURE. DO NOT REMOVE ANY FURNITURE FROM INSIDE THE BUILDING! Furniture must be returned to its original position or DEPOSIT WILL BE FORFEITED.
9. ANY TYPE OF TAPE OR TACKS MAY NOT BE USED ON THE WALLS, CEILING OR FIREPLACE. THIS INCLUDES COMMAND HOOKS OF ANY SIZE. NO EXCEPTIONS!

REQUIREMENTS INCLUDE. WITHOUT LIMITATION. THE FOLLOWING:

Member Initial:

Mgmt. Initial

- | | |
|--|-------|
| _____ All floors MUST BE mopped, rugs vacuumed, and furniture dusted | _____ |
| _____ Floors, furniture, countertops are free of crumbs, spills, stains | _____ |
| _____ All trash is emptied and HAULED AWAY FROM PREMISES | _____ |
| _____ New can liners are placed in the receptacles | _____ |
| _____ All restrooms are in proper order, cleaned, flushed, etc. | _____ |
| _____ Furniture is in proper position. No scratches or damage. | _____ |
| _____ Floors must not be scuffed or scratched. | _____ |
| _____ Porches must be clean and all garbage removed. | _____ |
| _____ ALL lights and fans shall be turned OFF. | _____ |
| _____ CLUBHOUSE THERMOSTAT: The thermostat must be turned to best temp at time of the Season. Summer time 73 degrees – winter time: 68 degrees | _____ |
| _____ ALL DOORS MUST BE LOCKED AND BUILDING SECURE. AT NO TIME IS THE DOOR TO BE LEFT UNLOCKED | _____ |
| _____ Failure to comply with any of these conditions will result in the deposit being FORFEITED. | _____ |

The Association reserves the right to refuse the usage of the facilities for any purpose it deems to be detrimental to or not in the best interests of its members. It further reserves the right to refuse the usage of the facilities on any dates and at any time deemed inconvenient.

The Member is responsible for all persons who attend the event for which the clubhouse is used. The breach of violation of any condition set forth herein may result in the loss of the Security Deposit, the imposition of liability, and/or denial of future use of the Clubhouse.

Clubhouse Rental

I _____ (homeowner) have completed the walk through with
_____ (board member or association manager) and
acknowledge that the clubhouse is clean and ready for my rental.

My code is _____, which is valid the day of the rental from _____ to _____.
To unlock the door I use my code followed with the checkmark. To lock the door press any
button once the door is closed.

I agree to not leave the door unlocked at any time that I am not in the clubhouse.

_____ (homeowner)

_____ (board member/association manager)

_____ (date)