



## WILDBROOKE HOA CLUBHOUSE RESERVATION AGREEMENT

In consideration for the WILDBROOKE Homeowners Association allowing me the exclusive use of the WILDBROOKE Clubhouse and equipment and furnishings, I, the undersigned, agree as follows:

1. I agree to reserve the Clubhouse of the WILDBROOKE Homeowners Association on \_\_\_\_\_, under the terms and conditions set forth below.
2. I am reserving the Clubhouse for the purpose of \_\_\_\_\_ which will be attended by not more than \_\_\_\_\_ people. This will be a “not for profit” function and in no way will benefit my family or me financially.
3. The party or other function will be held between the hours of \_\_\_\_\_ and \_\_\_\_\_ on the date noted above. I understand that I must be at the Clubhouse throughout the duration of the event. I understand that continued use of the Clubhouse after the hours for which it has been reserved will constitute a breach of this Agreement and will result in forfeiture of my deposit.
4. **I understand that a refundable deposit in the amount of \$250 is required** and is due and payable upon submission of this Application and Agreement. **I further understand and agree that a \$200 non-refundable Clubhouse Rental Fee is required** and is also due and payable upon submission of this Application and Agreement and will be used towards weekly cleaning costs, any and all damages resulting to the Clubhouse, its contents, or any other portion of the property from any actions or any actions of persons present at, or attending, or in any other way related to my function. If the cost of repairs exceeds the amount of my refundable deposit, I agree to pay the Association the full cost of all repairs within ten (10) days of receipt of a written explanation of the damages and a bill from the Association for such repairs. I agree that all deposits, fees and expenses incurred by the Association as a result of the use of the Clubhouse under this Agreement shall be considered as assessment and constitute a lien against my property and shall be fully collectible as such as provided for in the Association's Declaration and By-Laws.
5. I assume all responsibility, risks, liabilities and hazards incidental to the activities applied for (including, but not limited to, the serving of alcoholic beverages, which I understand is prohibited without a uniformed police officer if more than eight (8) guests attend), and hereby release and forever discharge the Association, its officers, directors, employees, agents and members, past, present and future, from any and all claims, costs, causes of action and liability for personal injury or death and damage to or destruction of property arising from my use of the Clubhouse and its appurtenances.
6. I agree to indemnify and hold harmless the Association, Fieldstone Realty Associates, LLC, the Declarant, its officers, directors, employees, agents and members, past, present and future, from any and all claims, costs, causes of action and liability (including, but not limited to, attorneys fees) for any injury, to either person or property, suffered by me, my family members, employees, agents, servants, guests, invitees or any member of the Association or any other person which arise from or are in any way related to the above activity, whether or not caused by the Association's negligence.
7. I assume all responsibility for the actions and behavior of all persons present at, attending, or in any other way related to my function and agree to be personally responsible for causing all such persons to comply with the Association's Declaration, By-Laws and Rules and Regulations. I acknowledge that violation

thereof by any person present at, attending, or in any other way related to my function may, at the sole discretion of the Association's Board of Directors, result in forfeiture of my refundable deposit.

- 8. I understand that I am being granted the exclusive use of the Clubhouse for the time period described above subject to the right herein reserved by the Association to enter the Clubhouse and terminate my use thereof should the conduct of any person using the facility endanger the health, safety or well-being of any person or constitute a threat of any property.
- 9. I am at least eighteen (18) years of age, a Wildbrooke Home Owner and in good standing with my association dues and will be in attendance at my function. I hereby agree and represent that the Clubhouse will be used for lawful purposes only and that if any conduct at the function I am sponsoring violates federal, state or local laws or ordinances, my rights to use the Clubhouse under this Agreement shall be terminated and the Association shall have the right to take possession of the Clubhouse and instruct my guests to leave the property.
- 10. In the event of cancellation of my reservation forty-eight (48) hours or more before the reservation date, the refundable deposit will be refunded in full. Cancellation after this time period will result in a charge of \$100, which will be subtracted from the refundable deposit.
- 11. Subject to those deductions provided for in this Agreement, the refundable deposit will be refunded in whole or in part by mail.
- 12. **I agree to clean the Clubhouse and its facilities after my use, including by not limited to checking the outdoor trash bin(s) and common grounds or be subject to forfeiture of my Refundable Deposit.** This includes, but not limited to making the Clubhouse usable for the next event by ensuring the bathrooms are presentable, dumping indoor trash bin(s), putting all Clubhouse furniture and related items back in their original place and attending to the Clubhouse outdoor trash bin(s). I will not create or contribute to an unsightly area by adding more trash to a bin(s) that are already full or about to be full. I agree to take excess trash to my home and use my receptacle as an alternative to leave trash in a full bin(s) or on common grounds or illegal dumping. I agree and assume that I'm the last event that is held in the Clubhouse. I will be responsible to take care of how the trash bin(s) look prior to leaving. If trash was there before my party, I will take picture(s) before setting up for my party and report my findings to management. I understand that Wildbrooke trash bin(s) are serviced on Friday by our Sanitation vendor and is subject to change due to holidays and weather. I understand that I will only use the (1) trash bin labeled to match my respected reservation day if my event falls on a Friday, Saturday or Sunday.
- 13. I understand that my reservation of the Clubhouse on the aforementioned date will not be confirmed nor will this Agreement be binding until such time as this Agreement has been executed by the Association.
- 14. I have carefully read and understand this form and the attached rules and agree to be bound by its terms.

Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_ Desired Access Code \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_ Email \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

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**FOR ASSOCIATION USE ONLY:**

**Agreed to and accepted by Association:**

By \_\_\_\_\_  
Title \_\_\_\_\_

Date \_\_\_\_\_