

STRATFORD POINTE HOMEOWNER ASSOCIATION, INC.

CLUBHOUSE RENTAL AGREEMENT RULES AND GUIDELINES

Please contact Omega Community Management at 321-757-7902 or bconner@omegacommunitymanagement.com for details regarding your reservation.

HOMEOWNER INFORMATION

Homeowner name(s) below must appear on the property's title as recorded at the Clerk of the Circuit and County Court Brevard County, Florida.

Homeowner(s) Name

Property Address

Home Phone

Cell Phone

E-Mail Address

Acknowledgement - It is understood and acknowledged by the Stratford Pointe Homeowner Association Member and resident(s) named on this form that; I/we have received and read a copy of the attached Clubhouse Rental Agreement Rules and Guidelines and all members of this family and guests will honor and abide by said Rules and Guidelines and any published changes thereof. It is understood that violations of the Rules and Guidelines may result in the suspension of our family clubhouse rental privileges for a designated period of time.

By submitting this form, I/we state I/we are members in "good standing" of the Stratford Pointe Homeowner Association, completed this form accurately and truthfully, for the consideration and use of the clubhouse facilities owned by Stratford Pointe Homeowner Association hereby acknowledge said Stratford Pointe Homeowners Association and their assigns, and all other persons, firms and corporations, both known and unknown of and from any and all claims, demands, causes of action or suits at law, which could arise as a result of the use of said Stratford Pointe Homeowner Association clubhouse facilities located at 1041 Olde Bailey Lane, West Melbourne, Florida, 32904 by the above named homeowner(s), including members of that family and/or guests of that family. I/we understand it will be my/our responsibility to properly conduct myself/ourselves and comply with all the Homeowner Association's "Clubhouse Rental Agreement Rules and Guidelines," of which I/we have received a copy and fully understand, in order to avoid personal injury or property damage.

SIGNATURES AND REQUISITES

Signature of Homeowner

Date

Signature of Rental Representative

Date

Representative Phone

Reservation Date

Key Pickup: Date/Time

Key Return: Date/Time

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Fees - Stratford Pointe Homeowners Association committees, board members, and social organizations may reserve the clubhouse for meetings and community events at no charge. The person in charge of the meeting or event will be responsible for ensuring that the facility is left in clean condition, including removal of trash, food and beverages, and the placement of all furniture to its original location.

Each event requires a rental fee of **\$20** (cash only) with a security deposit of **\$75** (cash or check, made payable to "Stratford Pointe HOA"). The rental fee and security deposit are to be paid to the rental representative in advance of the event. The security deposit will be returned or refunded following the event, subject to a satisfactory inspection and return of the key.

Arrangements - To make arrangements to rent the clubhouse and obtain the key, please contact the rental representative by e-mail or phone. Contact information is available through the property manager, on the community website and posted on the community bulletin board. All events will be booked on a first-come, first-serve basis. Reservation is confirmed upon receipt of the rental fee and security deposit along with the signed rental agreement.

Inspection - The rental representative will conduct an inspection of the clubhouse and restroom facilities before and after the reservation date using the checklist below. If damage has occurred, the deposit will be forfeited and any additional costs for repair will be invoiced to the renter for payment. The security deposit will be refunded following the event if there is no loss or damage to the clubhouse and restroom facilities. The Association reserves the right to levy additional charges for any additional cleaning or damages. Loss of key or key not returned will result in the renter to pay the costs of rekeying new locks and purchasing additional keys.

INSPECTION CHECKLIST

- Kitchenette** - refrigerator and microwave are to be clean and free from food and in working condition. Cabinets doors and drawers clean, empty and in operable condition. Counter tops and sink free from debris, stains and water damage. Trash receptacles empty and clean.
- Restrooms** - Sinks, toilets and urinal are to be clean and free of plugs or overflowing. Porcelain fixtures and mirrors are not to be cracked, broken or damaged. Doors and locks in working condition and free of damage.
- Meeting Room** - Folding tables and chairs are to be clean, free of stains and undamaged. Furniture is to be folded and stored against wall after use. All doors and windows closed, locked and in operable condition and undamaged. Carpet is to be vacuumed and free of stains, debris and damage. All decorations removed and painted walls undamaged. All lights are to be in working order and turned off. Heat is to be off in winter months and AC set to 80 degrees in summer months, after use.
- Outside Grounds and Parking Area:** Exterior area around building and parking lot are to be free of party debris and no damage to landscape and grassy areas due to parked cars or party activities.
- Additional Comments:** _____

ADDITIONAL GUIDELINES

1. Only Stratford Pointe residents will be permitted to rent the clubhouse and must be present at all times during the function. Guests do not need to be residents of the community to attend an event hosted by the homeowner.
2. The maximum number of people permitted during an event is 40 individuals.
3. Party must be contained inside the clubhouse. The lawn areas and pool are not included in the rental agreement
4. No smoking is permitted inside the clubhouse.
5. No abusive or profane language, gestures, illegal activities or intoxicated persons will be tolerated or permitted on the premises.
6. Consumption of alcoholic beverages will not be tolerated or permitted anywhere on the premises.
7. Decorations may be used, so long as all traces of tape are removed. No nails, thumbtacks or any other objects shall penetrate any of the painted walls. No confetti, glitter, or sparkles and the like may be used. No open flames of any type will be permitted.
8. Portable musical devices shall be kept low enough not to disturb the surrounding residence.
9. No pets, with the exception of service animals, of any kind will be permitted on the premises.
10. The HOA is not responsible for any theft, loss and/or damage to renter and/or guest personal property. No personal property may be stored and/or left on the premises without explicit written approval by the clubhouse rental representative.
11. Renter is responsible for cleaning the clubhouse, including but not limited to, refrigerator, microwave, sink, tables, chairs, counters, carpet and trash removal. A vacuum is available for use by the renter; additional trash bags and cleaning supplies are the renter's responsibility.
12. The clubhouse must be vacated and closed by 11:00 p.m.
13. Parking is limited; vehicles may park in the street and must abide with all city ordinances. Vehicles may not block residential driveways, sidewalks or park on the grass and grass easements.
14. The key must be returned to the rental representative as designated on the rental agreement or within twenty-four (24) hours.

The Association reserves the right to refuse to rent the facilities for any purpose it deems to be detrimental to or not in the best interests of its members. The rental representative will have the discretion to act in the best interests of the HOA for any situation or questions that may arise that are not covered by the rules, guidelines or rental agreement and reserves the right to terminate the event early for any reasons related to health and safety; complaints regarding noise or size of crowd is received from surrounding residents. No refund of the rental fee will be made if such termination occurs.