**Leisure Village Condominiums Clubhouse/Pool Rental Agreement**

2075 Carefree Lane, Florissant, MO 63033-2932  Rental Phone: 314-626-6850

This form serves as Application for Reservation, Receipt of Deposit, Release, Rules, and Findings

**The Clubhouse facility is available for private events Sunday through Thursday noon to 10:00 p.m. and Fridays and Saturday’s noon to midnight.**

**The Pool is available for private events Fridays 8:00 to midnight and Saturdays 6:00 pm to midnight.**

**Neither facility is available for rent on New Year's Eve, Memorial Day, July 4th, or Labor Day.**

Rental Fees:  Clubhouse Only:   $75.00. Clubhouse withSwimming Pool: $100.00

Date of Application \_\_\_\_\_

Request reservation for Clubhouse only\_\_\_\_\_\_\_\_\_\_\_ Clubhouse and Swimming Pool

Owner or Approved Tenant \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Type of event: Birthday\_\_\_\_ Shower\_\_\_\_\_ Graduation\_\_\_\_ Other\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

|  |  |
| --- | --- |
| Address \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Phone\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_  Email\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_ | Date of event  Start time of event \_\_ \_\_\_\_\_\_\_\_\_\_\_\_  End time of event \_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |

**Eligibility**: If an Owner or Authorized Tenant’s condominium fees (and any applicable assessment fees) are in arrears, they are not eligible to reserve the Clubhouse facility. If a Renter of the Clubhouse does not adhere to the rules in this document and the Swimming Pool Rules, if the pool is rented, Leisure Village will exercise the right to deny that same Renter any future reservation requests.

A schedule is maintained by Smith Management indicating available dates for rental.

Call 314-626-6850 to request a date. A Board member will contact you to tour the facility, review the rules, and receive your payment and deposit checks.

Full payment of the rental fee and a security deposit of $150 must be submitted before the date will be reserved on the schedule.

The security deposit of $150 will be returned if all rules in the **Rules for Renting Leisure Village's Clubhouse Facility for Private Use**and **Swimming Pool Rules during Clubhouse Rental**,if pool is rented, are followed and no damage to the facilities occurs. If rules are not followed, fees will be deducted; if damage occurs, repair cost will be deducted. Any additional cost for repair, above and beyond the amount of the deposit, will be assessed to the Renter’s account.

**Leisure Village Condominiums Clubhouse/Pool Rental Agreement (continued)**

2075 Carefree Lane, Florissant, MO 63033-2932  Rental Phone: 314-626-6850

As a unit owner or authorized tenant of Leisure Village, I have reserved the Clubhouse facilities or the Clubhouse and Pool located at 2075 Carefree Lane for my private use on the date reflected above.

I release and forever discharge the Board of Managers and unit Owners in Leisure Village from all claims, demands, and rights of action whatsoever which may arise during my use of the Clubhouse or swimming pool facility.

This is to acknowledge that I have received and agree to follow the **Rules for Renting Leisure Village's Clubhouse Facility for Private Use** and **Swimming Pool Rules during Clubhouse Rental**,if pool is rented.

Renter’s Signature: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Rent in the amount of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_received on Date:­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Check # \_\_\_\_\_\_\_\_ Cash: \_\_\_\_\_\_\_ Money Order: \_\_\_\_\_\_

Deposit in the amount of $150 received on Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Check # \_\_\_\_\_\_\_\_ Cash: \_\_\_\_\_\_\_ Money Order: \_\_\_\_\_\_

By:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Title:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Checks should be made to: Leisure Village Condominiums.}

A representative of Leisure Village inspected the Clubhouse facility within 24 hours after this agreement's event was concluded and made the following observations:

Deposit Amount: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Amount of Fine (if any): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Refund Amount: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Rules for Renting Leisure Village's Clubhouse Facility for Private Use**

Note: The Owner or Authorized Tenant who is renting the Clubhouse is herein referred to as "Renter."

These rules pertain to the use of Leisure Village's Clubhouse facility rented for private use and are part of the application form. These rules are enforced for the safety of all persons who are on Leisure Village's premises. Smith Management or any member of the Board of Managers can respond to questions regarding the rental of the Clubhouse facility.

**Hours of Operation**

The Clubhouse is available for private events from noon to midnight on Friday and Saturday, and from noon to 10:00 p.m. Sunday through Thursday. When completing the application form, please indicate the expected hours of the event.

**Renter Obtain Key and Inspect Facility Prior to Event**

The Renter will be contacted by a member of the Board of Managers prior to the scheduled event to obtain a key to the facility, inspect the facility, and review specific rules. Any existing damage, dirt, or other observed deficiencies in the physical condition of the facilities should be noted at this time because the Renter will be liable for any damages to the facility or its contents noted after their event has occurred. A Leisure Village representative will inspect the facility within 24 hours after the event.

**Renter Responsible for Guests' Actions**

The Renter must be on the facility's premises at all times during their event. The Renter is responsible for any actions committed by their guests (invited or not invited) including children.

**Types of Events Permitted**

The facility may be rented for private events, such as birthday parties, celebration of wedding activities, showers, graduation celebrations, family celebrations, etc.

The facility shall **not** be reserved or used for

* Meetings of organizations or religious services
* Events at which buying, selling, trading, or similar types of business transactions take place
* Events that charge an entrance fee.

**Number of Guests Allowed**

The facility has been rated to hold a maximum of 65 persons as stated in applicable Missouri and City of Florissant laws and ordinances.

**Alcoholic Beverages**

Persons under the age of 21 shall not be permitted to drink alcoholic beverages while attending an event. No alcoholic beverages can be sold at the event.

**Rules for Renting Leisure Village's Clubhouse Facility for Private Use (continued)**

**Parking**

The Renter and Guests must park their vehicles on the street areas in compliance with signs installed by the City of Florissant. The parking spaces in the parking lot in front of the Clubhouse are assigned to Leisure Village residents and are not available. However, the parking spaces in front of the clubhouse can be used by the Renter and Guests temporarily for loading and unloading vehicles.

Any vehicle parked at the Clubhouse during an event will be charged a $25.00 fine for each occurrence.

**Decorating**

Furnishings can be moved but must be returned to their original place at the conclusion of the event. Table decorating is permitted. If additional decorating is desired, permission from the Board of Managers is required.  Any damage caused by decorations is the responsibility of the Renter regardless of permission obtained from the Board of Managers and damages will be repaired at Renter's expense.

**It is recommended that the Renter bring extra paper products and trash bags.**

**GLITTER IS NOT ALLOWED**

Dispersed glitter is very difficult to remove from carpet and causes damage to the swimming pool filters when it gets into the pool.

**Rowdiness or Vandalism**

In the event of rowdiness or any acts of vandalism, any resident, the Renter, or an observer may call the City of Florissant Police Dispatcher at 314-831-7000.

**Renter Actions Required at the Conclusion of an Event**

* Clean the clubhouse and return all items to their original place.  ($75 fine)
* Turn off all exhaust fans.  ($5 fine each)
* Empty all trash into exterior dumpsters. ($10 fine)
* Turn off all lights (unless otherwise noted). ($5 fine each)
* In the summer season, reset both thermostats to 80 degrees. ($25 fine)
* In the winter season, reset both thermostats to 60 degrees. ($25 fine)
* Ensure the facility is locked and secured.  ($25 fine)

Note: Renter will learn the locations of the above utility controls during the visit to the Clubhouse prior to the event.

**Swimming Pool Rules during Clubhouse Rental**

***Admission to the pool is limited to residents of Leisure Village and their invited guests only.***

Rules have been established to assure that all residents and their guests enjoy the pool facility and that the pool is operated in a safe and sanitary manner. Parents are requested to advise their children to observe the rules and obey instructions from authorized persons. Although provisions have been made for the safety of the swimmers, the Board of Managers, Unit Owners, or Leisure Village employees do not assume responsibility for the safety of anyone using the pool facility.

1. **Hours of Operation**

The pool can be reserved for private parties on Fridays from 8:00 p.m. until midnight and Saturdays from 6:00 p.m. until midnight. The pool is opened from Memorial Day through Labor Day. Reservations are arranged, in advance, by contacting Smith Management at 314-394-4200.

The pool must be cleared immediately when storm conditions become present. If storm conditions persist for one hour or longer, the pool will remain closed throughout the evening.

1. **Pool Rules**

Leisure Village employees and any member of the Board of Managers have the authority to enforce and ensure compliance with the established rules and regulations.

Any person who repeatedly violates the pool's rules and regulations (after being advised of the rules and regulations) will be escorted from the pool and may lose their pool privileges.

Parents are responsible for the proper supervision of their children under 18 years of age at all times when within the pool area.

Use of a lifeguard is not mandatory for private parties but is highly recommended if children are present. If a lifeguard is NOT on duty during the event, no child under the age of 18 will be allowed in the pool area unless accompanied by an adult.

**Within the pool area**

* Dangerous activities, such as running, pushing, or similar actions, are strictly prohibited.
* The playing of loud music or creating loud noises is not permitted.
* Food is permitted only at the tables and must be in paper containers
* Glass items are not permitted in the pool area at any time.  If any broken glass is found in the pool area after the event, the pool will be drained, cleaned, and refilled at the Renter's expense.
* Pets are not permitted in the pool area at any time.
* Any person entering the water must wear a bathing suit, not street clothing.
* Admission to the pool will be refused to all persons having any contagious disease or infectious condition.
* All table umbrellas must be closed before leaving the pool area.

If the swimming pool is reserved for a private party, the attendees shall not enter the Clubhouse Great Room in wet swimming attire.