

## Wheatherstone Clubhouse Reservation Agreement and Rules

<b>Owner/Tenant Reserving Clubhouse:</b>	<b>Wheatherstone Address:</b>
<b>Requested Date and Time of Reservation:</b> Date: ___/___/___ Time: ___AM/PM to ___AM/PM	
<b>Owner / Tenant Telephone #(s):</b>	
<b>Number of People Expected to Attend:</b>	

The Wheatherstone Clubhouse is available for the use of Wheatherstone owners and resident tenants. The facilities are reserved on a first-come, first-serve basis. Any owner or resident tenant who reserves the Clubhouse must agree the following conditions.

### Conditions for Use of the Clubhouse

#### Reservation Security Deposit and Charges.

1. There will be no charge for the use of the Clubhouse (except for lost key charges, cleaning charges or repair charges, as described below). Owners are not required to pay a security deposit but agree that any damage charges may be charged to their Association owner account as a special assessment. Tenants must provide a \$100 refundable security deposit. The security deposit must be paid by check. If damages exceed the \$100 security deposit, the tenant would be billed for any additional damage charges.
2. The owner / tenant agree that the key will be returned to The Property Group and the facilities will be clean and in good repair within 24 hours after the event has ended unless other arrangements have been made.
3. The following damage charges will apply if the Clubhouse key is lost or if the facilities are not cleaned and any damages repaired by the date and time listed above:
  - Lost key - \$50 charge to change lock and replace keys
  - Cleaning and Repairs – charge of \$25 per hour plus materials to return the facilities to the same condition when the key was received.
4. If owners / tenants notice any damage or cleaning requirements that could be in question at a later date, they must advise the Property Group or any Board member when the key is received or before the facilities are used.
5. The Association will advise owners / tenants of any damage charges within 48 hours after the key is returned. Owners / tenants have the right to dispute any charges through the dispute process described in the Association Rules. Security deposit checks will be returned uncashed within 48 hours if there are no damage charges.

#### Parking

1. Wheatherstone has limited visitor parking spaces. The owner / tenant reserving the clubhouse may not use more than three visitor parking spaces for the clubhouse event. If there are more than 3 visitor parking spaces needed, event guests must park outside the community.

#### Use of Other Common Elements and Compliance with Governing Documents

1. The interior of the clubhouse may be reserved. The reservation does not include (and event guests may not use) the pool, pool decking, tennis courts or other Common Elements.
2. The tenant / owner is responsible for ensuring that their guests comply with Association Rules and Governing Documents. These Rules include but are not limited to: noise limitations, quiet hours, disposing of trash in common areas, rowdy behavior and damage to common area.
3. No smoking is permitted in the clubhouse.

**I agree to the conditions outlined above.**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_