

# North Hill

## Clubhouse Space Rental Agreement

I \_\_\_\_\_, am applying to rent space in the North Hill Amenity Center for the purpose of \_\_\_\_\_ on \_\_\_\_\_.

I wish to reserve:    The Great Room & Kitchen (\$100/5 hours)        The Boardroom (\$40/5 hours)

My Event will begin at: \_\_\_\_\_ and end at: \_\_\_\_\_.

The Clubhouse event rooms can be reserved for five (5) hour blocks of time. This does not include the reservation of the fitness center or pool area. A reservation fee of \$100.00 or \$75.00 (dependent upon the space requested) will be charged to your account and is payable with the next month's assessments. Additional hours beyond the five (5) hour block of time will be charged at a rate of \$20 per hour.

### I understand that:

- The clubhouse is available for rental only by homeowners and/or residents of North Hill and I am a current homeowner and/or resident.
- I and/or an adult 21 years or older will be in attendance during the time for which I am renting the space.
- Any event held in the clubhouse will begin no earlier than 5:00 A.M. will end no later than 10:00 P.M.
- I, with all my guests will vacate the clubhouse by the above designated time. Should that fail to occur, I will be assessed a \$250 fee.
- Smoking is prohibited in and within 15ft of the clubhouse. Owners will be assessed a cleaning fee up to \$500 dollars if there is evidence of smoking within the clubhouse or within 15ft. of the clubhouse.
- I am to ensure that no music will be played so as to be unreasonably discernable outside of the clubhouse and that the event will in no way disturb the peace and tranquility of the other residents.
- I personally, not the Homeowners Association, am liable for any loss, theft, injury, accident, etc. resulting from the use of the clubhouse and that I am responsible for, and will assume liability for the actions of my guests at this event.
- Attendance not to exceed 180 persons (or the permitted number of occupants per County imposed guidelines).
- NO PETS OF ANY KIND are permitted in the clubhouse

### I further understand:

- I will clean the clubhouse so as to return it to the condition it was in prior to my having rented it, such "condition" to be determined at the sole discretion of the agent of the Association based upon photographic before and after images. I recognize that I have the option to vacate the space without cleaning it and that I will then be assessed a cleaning fee no less than \$100.
- I will assume responsibility for any and all damage to the clubhouse; that I will be responsible for any and all costs that are incurred and I give the Association permission to charge my account accordingly in such an event.
- If the Board of Directors, at their sole discretion, determines that the event has caused a disturbance, I will be assessed a \$250 fee and future clubhouse privileges will be suspended for up to six (6) months. Such fine and revocation of privileges is dependent upon the outcome of any appeal that I may choose to lodge with the Association's Board of Directors.

I, the undersigned, have read and agree to comply with the North Hill rules pertaining to the rental of the clubhouse and accept full responsibility for any damage and/or problems that might be caused by my guests, including improper parking, unruly behavior, damage to kitchen, or any of the audio and video equipment.

Homeowner Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Homeowner Name: \_\_\_\_\_ Address: \_\_\_\_\_  
(printed)

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Please return this form to:  
**CO@managementtrust.com**

