

**Saddlebrook Farms HOA**  
**Clubhouse Lease**

Lessee \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_  
Rental Date \_\_\_\_\_  
Function \_\_\_\_\_

Rental **\$150.00**  
Security Deposit **\$200.00**

**The Lessee must be in good standing with the HOA. If annual HOA fees are in arrears, or there are outstanding issues with the HOA, they are not permitted to rent or use any areas maintained by the HOA.**

**The Lessee must be present at all times and take full responsibility for actions of all guests presents.**

**No member of the HOA is allowed to give permission to any persons outside of our HOA to use any facilities or property belonging to Saddlebrook Farms HOA.**

**Clubhouse Rules**

The clubhouse is a **non-smoking** facility.

Lessee and/or guests are **absolutely not allowed in the pool during a function..**

Furniture may be rearranged but **must** remain on existing floor and returned to its original placement. Lift tables on upper level or carpet will be damaged.

Decorations may be secured to interior building by ribbons only, **no tape or pins on walls or railings; use of confetti discouraged.**

Fireplace usage limited to **artificial** paper type logs only.

Clubhouse must be vacated by **2:00 a.m.**

Lessee will forfeit entire security deposit if clubhouse **entry key** is not returned.

The use of any alcoholic beverages must be confined to the clubhouse/patio and must be in accordance with State and Local laws. The Lessee is responsible for keeping the guests sober. Any infractions or disturbances created as the result of the party, which requires police authorities to respond, shall be considered a violation of these rules and will result in the deposit being **forfeited.**

The Lessee and guests must park only in the parking lot adjacent to the clubhouse. No vehicles or equipment are allowed on the grass or patio. All supplies must be offloaded at the designated area in front of the clubhouse. Vehicles parked otherwise **may be towed** away at the expense of the vehicle's owner.

The patio concrete must not be damaged by any activities of the renter, including erecting of tents and other structures. All tents must be secured using sandbags or other non invasive manner of anchoring. The gas grill and gas firepit are available for rent with a fee of \$50.00 each per day. The outdoor fireplace grill, on the back of the clubhouse, is **not** to be used.

All outdoor game equipment (corn hole bags, ring toss rings, etc.) must be put back into the supplied containers. Renters will be billed for any lost or damaged equipment.

The wall adjacent to the pool deck has been outfitted with electrical outlets with GFI breakers. If you have a DJ or other source of music on the patio, the speakers must face towards the back of the clubhouse, and not towards the lake and condominiums. Music must be at a reasonable volume and must be turned off by 11:00 pm. Any renter disregarding request by homeowners or clubhouse coordinator to turn down the volume will be subject to police action for disturbing the peace.

The Association does not have the resources to chaperon or monitor the Lessee's use of the clubhouse. Adequate security must be provided by the Lessee and is the **sole responsibility** of the Lessee. The Lessee must secure the clubhouse before leaving it. The Lessee must keep activities under control.

### **Cleaning and Damages**

**If the Association has to clean or repair damage to the clubhouse for any reason after the Lessee has returned the key, the Lessee will be charged a minimum of \$50.** The Lessee will be held responsible for all damages incurred while using the clubhouse facilities. The Lessee will be billed any charges over the deposit or refunded any money not used.

Premise must be cleaned per the **Checklist** (attached) and returned to original condition by no later than **10:00 a.m. the following day, unless other arrangements are made.**

Use of the clubhouse facilities by Lessee and any person shall be solely at the risk of Lessee and any such other person. Lessee shall fully protect, defend, indemnify and hold the Association, its Board, Clubhouse Coordinator, agents, employees and/or contractors harmless from any and all claims, damages, or expense (including reasonable attorney fees) in any way arising out of or related, directly or indirectly, from the use of the clubhouse facilities by Lessee, his/her family, guests, invitees, or anyone attending Lessee's function. The Lessee further hereby fully releases the Association, its board, clubhouse coordinator, agents, employees and/or contractors from any and all claims, damages and/or expense in any way arising out of or related directly or indirectly from the use of the clubhouse facilities.

The Association reserves the right to refuse future use of the clubhouse to any Lessee whose rental has caused: property damage to any common area, lack of adherence to the terms of the contract.

The Association, Board and Clubhouse Coordinator reserves the right to free access to the clubhouse at all times during the clubhouse use.

**Make a \$150.00 rental check payable to Saddlebrook Farms HOA. Make an additional \$200.00 check payable to Saddlebrook Farms HOA (or CASH) for the refundable deposit.**

**Effective March 1, mail checks and the contract to Sandy Smith at 30 Thorne Hill Drive at least two weeks in advance. Please call Sandy at 859-801-4162 or email her at sliseral@msn.com five (5) days in advance to make final arrangements for the required "walk thru" and key.**

**I have read, understand and accept all aspects of this lease agreement.**

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Lessee (Signature)

(Date)