



# THE LAKES HOMEOWNERS' ASSOCIATION, INC.



5045 NW 11<sup>th</sup> Avenue Deerfield Beach, FL 33064

[office@thelakeshoa.net](mailto:office@thelakeshoa.net) [www.thelakeshoa.net](http://www.thelakeshoa.net)

Phone: 954-480-2928

## AGREEMENT FOR USE OF CLUBHOUSE

THIS AGREEMENT is made the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_; by and between The Lakes Homeowners' Association, Inc. (hereinafter "ASSOCIATION") and those persons listed below (hereinafter "USERS"), being the owners or residents of units in The Lakes Homeowners' Association.

THIS AGREEMENT is made for the purpose of granting USERS the right to reserve any of 'the recreation facilities of The Lakes Homeowners' Association on such dates and during such times as may be determined from time to time by the ASSOCIATION through its Board of Directors or such officers or agents as the Board may authorize. USERS may not, however, during the period of any such reservation, deny the use of any recreation facilities at any time to any member of the ASSOCIATION, except as provided herein.

### 1. Security Deposit

- a. USERS hereby agree to pay to the ASSOCIATION prior to their use of the facilities any security deposit determined by the ASSOCIATION through its Board of Directors to be necessary, and such deposit may be used by the ASSOCIATION to pay any expenses of cleaning and/or repairs or replacement required after use of the facilities by USERS. Refund of any unused deposit or requirement of payment of additional deposits shall be at the discretion of the ASSOCIATION.

### 2. Rules

- a. USERS hereby agree to abide by and conform to all rules and regulations of the ASSOCIATION, as contained in the Association's Documents.

### 3. Indemnification

- a. USERS hereby agree to hold the ASSOCIATION harmless and to indemnify them against any public liability and/or property damage liability, which may arise or accrue by reason of the use by USERS of the facilities. The ASSOCIATION shall not be responsible for any damage or injury that may happen to USERS or the USERS' agents, servants, employees, or property from any cause whatsoever, during the period covered by this agreement; and USERS hereby expressly release the ASSOCIATION from and agree to indemnify it against any and all claims for such loss, damage or injury.

### 4. Insurance

- a. USERS hereby agree to assume all responsibility for insurance and to have respect for the facilities during use under this Agreement, and to assert no claim of coverage under the insurance policy of the ASSOCIATION during the period of such use.

5. Covenants

- a. USERS will comply with all laws of the United States, the State of Florida, all ordinances of Broward County and all rules and requirements of the local police and fire departments, and will pay any taxes or fees due to any authority arising out of USERS' use of the facilities.
- b. USERS shall not injure, nor mar, nor in any manner deface said premises, and shall not cause or permit anything to be done whereby said premises shall be in any manner insured, marred or defaced.
- c. If said premises, furnishings or any portion of said building during the term of this Agreement shall be damaged by the act, default or negligence of any of the USERS, or of any of the USERS' agents, employees, patrons, guests, or any persons admitted to said premises by any of the USERS, USERS shall pay to the ASSOCIATION upon demand such sum as shall be necessary to restore said premises to their present condition.
- d. USERS shall be responsible for any attorneys' fees and costs incurred by the ASSOCIATION in enforcing any of the provisions of this Agreement. If any payments due hereunder are past due and are not paid when due, the amounts not paid when due shall bear interest from the due date until paid at the rate of eighteen percent (18%) per annum.
- e. ASSOCIATION reserves the right to enter the premises during the period of USERS' use to eject any person or persons behaving in a disorderly manner or contrary to the rules and regulations of the ASSOCIATION, and/or to prevent any damage to or destruction of the premises.

**The Lakes Homeowners' Association, Inc.**

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

Owner Name: \_\_\_\_\_

Property Address: \_\_\_\_\_, Deerfield Beach, FL 33064

Owner Signature: \_\_\_\_\_



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# CLUBHOUSE INVENTORY

ITEM	AMOUNT	INDIVIDUAL VALUE	TOTAL
Kit Wall Décor	03	\$ 25.00	\$ 75.00
Palm Plant	01	\$ 100.00	\$ 100.00
Palm Trees	03	\$ 100.00	\$ 300.00
Paintings	05	\$ 150.00	\$ 750.00
Blue Fabric Covered Chairs	10	\$ 50.00	\$ 500.00
Grey Steel Folding Chairs	55	\$ 25.00	\$ 1,375.00
Rectangular Folding Tables	03	\$ 250.00	\$ 750.00
HD Polyethylene Round Folding Tables	09	\$ 250.00	\$ 2,250.00
Coffee Pot	1	\$ 50.00	\$ 50.00
<b>TOTAL</b>			<b>\$ 6,150.00</b>

I \_\_\_\_\_ understand that I will be held responsible for replacement costs of all the items listed above if damaged and/or broken. I understand that I also will be responsible for all my guests' damages as well as violations and fines incurred by them.

Agreed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Property Owner Signature

Property Owner Name: \_\_\_\_\_

Property Owner Address: \_\_\_\_\_



# THE LAKES HOMEOWNERS' ASSOCIATION, INC.

## CLUBHOUSE RENTAL AGREEMENT

- Agreement must be signed by **UNIT OWNER** who **MUST BE IN ATTENDANCE** at the event
- Unit owner must be **CURRENT** in all assessments and fees
- No illegal activities of any kind shall be done on the premises
- The clubhouse must be left in the condition it was rented
- Deposit of **\$200** plus rental fee of **\$300** must be presented to a board representative at least two (2) weeks prior to the time the key is picked up

**Cancellation needs to be done with 10-day prior notice or half of the deposit will be lost.**

### **The following rules need to be followed or deposit will be lost:**

- No nails, tacks or tape are to be used in any of the clubhouse walls at any time
- After party, all lights off and all doors secured
- Air Conditioning must be turned off
- Floors must be swept and mopped
- Kitchen must be cleaned
- Garbage removed in secure garbage bags
- Bathrooms left in condition as was rented
- Furniture replaced to original locations
- Any debris left in parking lot to be picked up
- Do not throw food down the sink
- All trash must be placed in black garbage bags and left along side of the clubhouse, outside by the shed
- Entrance from pool area to bathrooms should not be locked at any time
- Furniture is not to be removed at any time, nor to be placed outside of the clubhouse with the exception of front patio area
- **Your event must be over by 1 AM and all guests departed by that time.**

### **The parking rules of the association remain in effect for private parties at the clubhouse**

- No parking on grass at any time (violators will be fined) – unit owner will be responsible

### **Clubhouse pool, playground and tennis areas are NOT included in the clubhouse rental**

Clubhouse key is to be returned the following day by 12:00 noon

Strict enforcement of Fire Marshal capacity – 49 people

After inspection of the clubhouse by a representative of the Board, the \$200 deposit will be returned within 10 business days if there are no violations.

Owner will be in attendance: ☐ YES ☐ NO

Type of Function: \_\_\_\_\_ Deposit Paid: \_\_\_\_\_

Date of Function: \_\_\_\_\_ Rental Fee Paid: \_\_\_\_\_

Number of people: \_\_\_\_\_ Deposit Returned: \_\_\_\_\_

**Any damage above and beyond deposit is responsibility of Homeowner.**

\_\_\_\_\_  
Renter/Property Owner

\_\_\_\_\_  
Address

\_\_\_\_\_  
Date



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### Clubhouse Rental Rules and Regulations

1. Ice will not be provided.
2. Clubhouse floor must be swept and mopped.
3. Counter tops and tables must be cleaned (Do no throw food down sink).
4. Any spills in the refrigerator must be cleaned.
5. If stove, oven or microwave is used, they must be cleaned.
6. No wall decorations that might damage clubhouse walls.
7. Use of pool is not permitted. The pool is not part of the Clubhouse Rental.
8. There is absolutely no smoking in the clubhouse at any time. Should you guests smoke, they must do so outside the building.
9. Paper goods will be left in the restrooms. To ensure adequate supply, please bring your own. It is your responsibility to provide them. This includes paper towels and toilet paper.
10. Your deposit will not be refunded until the clubhouse has been inspected. Any damages or missing items will be deducted from your deposit as well as any necessary cleanup expenses. In case your deposit does not cover these additional expenses, the homeowner will be held responsible for all additional charges.
11. Noise must be kept at such a volume level that said noise is not audible outside the boundaries of the clubhouse. If renter does not comply with noise levels and law enforcement needs to be involved, deposit will be lost.
12. Parking on grass is not allowed and will incur a fine of \$100 and/or towing expenses.
13. **Your event must be over by 1 AM and all guests departed by that time.**
14. All trash must be placed in black garbage bags and left alongside of the clubhouse, outside by shed.  
**Do not leave garbage by pool bathroom entrance.**

**I understand and agree to the above conditions. Deposit will be lost if there is a problem.**

Signature: \_\_\_\_\_ Address: \_\_\_\_\_

Name: \_\_\_\_\_ Phone: \_\_\_\_\_