

**WOODLAND LAKE MAINTENANCE CORPORATION**  
**CLUBHOUSE USER AGREEMENT APPLICATION**

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

Member(s) Name (please print): \_\_\_\_\_

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

Home: \_\_\_\_\_ Work: \_\_\_\_\_ Other: \_\_\_\_\_

I/We hereby request permission to use the Main Room of the clubhouse on the date of \_\_\_\_\_ for the hours of \_\_\_\_\_ am/pm to \_\_\_\_\_ am/pm for the purpose of \_\_\_\_\_

Approximately \_\_\_\_\_ people will be in attendance.

In consideration of the permission granted by the Corporation for the use of the Woodland Lake Corporation Clubhouse Facility, and other good and valuable considerations, I/We hereby agree to cc the following conditions, rules, and regulations governing the use of the facility.

1. **Security Deposit and Rental Fee:** It is understood and agreed that the security deposit is non-refundable user fee must be submitted at least 30 days prior to the scheduled event
  - o FEE FOR CLUBHOUSE USE ONLY;
    - A \$300 refundable security/damage deposit
    - A \$300 non-refundable user fee

SECURITY DEPOSIT AND USER FEE MUST BE PAID BY MONEY ORDER OR CERTIFIED and made payable to Woodland Lake Maintenance Corporation separately. Home Owner agrees that his/her security deposit shall be forfeited to the extent of any damages and/or surrounding premises. In the event the amount of damages shall exceed the security deposit, the applicant agrees to be personally liable for the full extent of the damages. THE POLICE ARE CALLED BECAUSE OF DISRUPTIVE OR IMPROPER BEHAVIOR ACTIVITIES THAT RESULT FROM THE USE OF THE CLUBHOUSE, AND A REPORT IS POLICE STATION, THE SECURITY DEPOSIT IS AUTOMATICALLY FORFEITED. The security deposit will be all or partially returned within seven business days following satisfaction of the inspection by a representative of Woodland Lake Maintenance Corporation and the home owner.

2. **Terms of Use** The use of the clubhouse is granted to members of \_\_\_\_\_ Condominium Association in good financial standing and their guests use only upon the date and hours specified herein. Only members and/or residents use of the Clubhouse. Furthermore, the applicant must be in attendance at all time scheduled event. The applicant may not enter the facility before 12:00pm on \_\_\_\_\_ the reserved date, unless otherwise approved. The applicant shall be responsible for the termination of the activity for which permission to use the facility has been granted specified herein. The facility must be vacated no later than 9:00 pm on weekdays 10:30pm on weekends (Fri-Sat). Upon termination of the event, the doors must be locked, lights must be turned off and the trash bags are placed inside the trash corral located between 15612 & 15614 building

3. **Restrictions on Use:** The applicant agrees to the following restrictions on use of the clubhouse facility:

- a. In no event shall the facility be used for a commercial activity and no admission fee may be charged for admission of guests to use the facility.
- b. IN THE EVENT A BAND OR DJ PROVIDES ENTERTAINMENT, THE MEMBER AGREES THAT THE MUSIC SHALL NOT PLAY BEYOND 9:00pm on weekdays (Sun-Thurs) and 10:30pm on weekends (Fri-Sat) and that any music provided by the applicant will not exceed legal noise abatement limits so as not to disturb adjacent residents; or contain language or lyrics of profanity or violence.
- c. In no event shall users place any signs upon the facility or other premises.
- d. All applicants and guests will be subject to the Association's Declaration, By-Laws and/or Rules and Regulations and the applicant agrees to pay any fines, fees, damages, attorney's fees, or cost that result from violations of the Declaration, By-Laws and/or Rules and Regulations by applicant and/or his/her guests.
- e. ALCOHOLIC BEVERAGES ARE STRICTLY PROHIBITED.
- f. The sale or possession of illegal or controlled substances, including but not limited to narcotics or other drugs, is strictly forbidden.
- g. If any alcohol, drug use or drunken, disorderly, or Illegal conduct occurs the applicant agrees to notify police immediately.
- h. Use of the pool is excluded from this agreement. Clubhouse function guests and applicants are not allowed to use the pool for the duration of the event.

4. **Number of Guests:** The applicant understands and agrees that permission to use the facility is limited to a maximum of 50 persons. If it shall come to the attention of the Woodland Lake Maintenance Corporation (including any security guards employed by the Corporation or local fire and police department) that the limit is exceeded, the user will terminate at once the event for which they have been granted use of the facility.

5. **Indemnity:** The applicant understands and agrees that he/she shall solely be responsible for their conduct and that of ANY AND ALL other persons that may be present at the facility during the applicant's use of the Clubhouse. The applicant will assume responsibility and will indemnify and hold harmless the Woodland Lake Maintenance Corporation, its employees, agents and successors and assigns for ANY AND ALL damages, claims or liabilities whatsoever that may occur at any time as a result of the use of the Clubhouse facility, including any personal injuries, property damage, and civil or criminal liability. Applicant understands and agrees that he/she shall be personally liable for any personal injuries, damages, costs, fines, damages to property (real or personal), costs of clean up, or damages that relate to applicant's use of the Clubhouse. Moreover, applicant agrees that upon default in payment of any of the above, that the Corporation may file suit against applicant and applicant agrees to pay all costs associated with any such suit including but not limited to attorney's fees.

6. **Damage to Facility:** The applicant understands and agrees that he/she shall personally be responsible for the payment of any damage to the Clubhouse in excess of the security deposit posted in accordance with paragraph #1 above. **There are newly installed shades in the clubhouse; to operate, pull the front chain to lower and the rear chain rise. Note: to prevent the shade cord from tangling make sure the shade operates freely and without obstruction, Occupant of the clubhouse should avoid banging the brackets and the cords of the front doors when moving items into and out of the clubhouse and when using the doors facing the pool.**

7. **Disorderly Activities:** The applicant understands and agrees to promptly terminate the event and to vacate the Clubhouse upon request by Woodland Lake Maintenance Corporation or its agents or by any civil authority in the event of any disruptive or disorderly conduct on the part of the applicant or his/her guest(s). The security deposit is automatically forfeited in the event this should occur.

8. **Cleaning of Facility:** The applicant will be responsible for cleaning the Clubhouse facility and restoring it to its original condition no more than two (2) hours following the designated end time for the event.

9. **Opening and Closing of Clubhouse:** The Clubhouse Director or his/her approved designee shall be responsible for opening the Clubhouse prior to the scheduled event and closing and securing the Clubhouse following the event. Accordingly, the applicant must be punctual at both the start and end of the scheduled event.

10. **Fireplace:** At no time is the fireplace is to be used. It Is for decorative purposes only. Use of the fireplace will result in forfeiture of the deposit and be cause for legal action.

11. **Quiet Enjoyment:** The applicant shall take the appropriate measures to prevent noise disturbances (I.e., no loud music, etc.). No homeowner or his/her guest(s) shall make or permit any disturbing noises or pen-nit anything by such persons that will Interfere with the rights, comforts, or convenience of other Woodland Lake Maintenance Corporation members, their guests, or tenants.

12. **Applicant Submission:** This application along with the security deposit and non-refundable administrative and user fees must be submitted to Woodland Lake Maintenance Corporation, Inc. c/o For All Residences, LLC for consideration at least thirty (30) days prior to the requested use date.

13. **Cancellation Clause;** In the event, the applicant must cancel the scheduled function, it must be done 48 hours prior to the scheduled function to receive reimbursement of all fees. All cancellations must be In writing via [connectme@forallresidences.com](mailto:connectme@forallresidences.com) if written notice of cancellation is not received 48 hours prior to the scheduled function, the non-refundable user fee and administrative fee will be forfeited, however, the security deposit will be refunded.

AGREED TO AND ACCEPTED BY:

\_\_\_\_\_  
Homeowner Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Authorized Agent (WLMC)

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

Please submit the application to: [connectme@forallresidences.com](mailto:connectme@forallresidences.com)

# WOODLAND LAKE MAINTENANCE CORPORATION

## CLUBHOUSE RULES

The rules and guidelines for use of the pool and clubhouse are as follows:

- To determine the availability and get the reservation of the clubhouse (at least 30 days in advance)
- The clubhouse will be inspected before it is used and inspected after each event for damage. If the damage is found, the person or persons who made the reservations will be held liable for all repairs.
- It is important that at all times, the use of the clubhouse doesn't interfere with residents of the community. Users must adhere to the original by-laws of their association. All guests must park at the east clubhouse and pool. If your event requires additional parking, please notify the management company as parking is on first come first serve basis.
- The pool and the clubhouse are available for residents to use privately. The following fees applicable payments must be in the form of certified check or money order payable to Woodlands Maintenance Corporation. These payments will go into the pool and clubhouse fund. Payments for the security deposit should be made separately as follows.

### **FOR CLUBHOUSE USE ONLY:**

- A \$300 refundable security/damage deposit
- A \$300 non-refundable user fee

### **FOR POOL & CLUBHOUSE USE:**

- A \$500 refundable security/damage deposit
- A \$500 non-refundable user fee plus the cost of lifeguard hours for the duration of you. (Lifeguards' labor rates are subject to change per Pool Management Company — call current rates)

Once the walk through of the property is completed and the premise is found with no damage, the security deposit will be returned via first class mail from the management company.

- Private use of the pool will require that the lifeguard be held on duty for the entire time the pool is use. Private pool parties are only held after the pool is closed for normal operation on Tuesday to Sunday from 8:00 PM to 10:30 PM or on Mondays when the pool is closed.
- Pool passes and one (1) guest pass will be issued for each household. Additional guest passes available at a cost of \$30.00 for a minimum of ten passes. No passes will be sold at the gate must be purchased in advance from the management company.
- The clubhouse is **NOT** available for rentals on major holidays: New Year's Eve, New Year's Day, Mother's Day, Memorial Day, Fourth of July, Thanksgiving, Christmas Eve and Christmas Day.
- In order to prevent any fires in the clubhouse the deck, the following items are not permitted to use: BBQ grills, fryers, sterno canned cooking fuel. Microwave use only.
- The rules and guidelines are subject to change by the Board of Directors, to best suit the comm
- The subject matter contained in this memorandum is now amended to the current rules and regulations, effective April 30, 2009.