

THE WESTLAKE HOMEOWNER ASSOCIATION CLUBHOUSE RENTAL AGREEMENT

All Westlake Village owners have the right (*if the association dues are current*) to rent the clubhouse for a fee of \$75 plus a \$150 Deposit. A Lessee of a rental home cannot rent the clubhouse, but the homeowner may rent the clubhouse on their behalf. The homeowner will be responsible for any damage incurred by their Lessee and the homeowner must be present during the rental.

Rental for any kind of business function will require a Non-refundable rental fee of \$300 plus a \$100 refundable deposit to reserve the clubhouse.

Reservations cannot be secured until the rent and the refundable deposit is paid in full.

Two checks made payable to Westlake Homeowners Association are required to reserve the clubhouse. One check is for a \$150 (refundable security deposit), and the second check will be for either \$75.00 (personal function) or \$300 (business function). Application for all reservations must be made through Triad Community Management or through a committee approved by the Board of Directors. The deposit will be returned after the clubhouse is inspected. The clubhouse should be cleaned and damage free. Cleaning involves taking out the trash, wiping down all surfaces, and cleaning the floors. If you note damage before you start the event, please document it with pictures.

The homeowner agrees to accept responsibility for any damages incurred during the rental, including cost above the refundable deposit.

Date of Application: _____ Check Amount: _____ Check Amount: _____

Applicants Name: _____ Are you a non-resident owner? _____

Address: _____

Phone No.(Home): _____ (Work): _____ (Cell): _____

Date Requested: _____ Hours of Use(include set-up & clean-up time): _____

Anticipated Attendance _____

Type of Event: _____

Type of Decorations: _____

General Information & Restrictions:

- A The Board of Directors reserves the right to disapprove a function or group if it is deemed inconsistent with clubhouse guidelines.
- B. You must be 21 years of age to rent the clubhouse.
- C. A “ Clubhouse Reserved for Private Function” sign is available for placement outside of the Clubhouse when homeowner reserves the entire clubhouse. If you see this sign, please respect the privacy of your neighbor & do not enter the clubhouse. Exercise Room excluded.
- D. No smoking is allowed in the clubhouse. Smoking is permitted only outside on the concrete

patio in front of the billiard room and exterior decks.

- E. Use of narcotics is prohibited. Consumption of alcohol must comply with all federal, state, and county laws.
- F. Clubhouse DVD player – Please be advised that the viewing of “adult” or “XXX-rated” DVD’s are prohibited. Be considerate of others that are also in the clubhouse and keep the volumes to a reasonable level.
- G. Reserving the “entire clubhouse” does not include the Exercise Room.

Reservation & Deposit:

- A. Association functions have priority over other rentals of the clubhouse.
- B. The Board of Directors reserves the right to limit the number of times each calendar year that a single Association member may reserve the clubhouse.
- C. Reservations may not be made further than 90 days in advance without Board Approval.
- D. A reservation is not considered firm until confirmed by the Management agent at least (10) working days in advance of the reservation date. Please submit your checks with the application & agreement form.

Reserving Member Responsibilities:

- A. Reserving member must be in attendance at all times.
- B. Common courtesy for surrounding neighbors prevails as to the length of functions and to the sound level of entertainment. Hours of use are as follows: Sunday through Thursday 8:00AM to 10:00PM. Friday and Saturday 8:00AM to Midnight (New Years exception Only).
- C. Decorations-No attachments to wall or woodwork. This includes tape or self sticking items.
- D. Eating & Drinking are to be confined to the clubhouse.
- E. All Furniture, if rearranged for members’ requirement, must be placed in its original position.
- F. All clean up must be done by the time stated on the reservation form unless special arrangements have been made at the time of reservation.
- G. Parking is limited to the clubhouse parking area. If additional parking is needed, the overflow of cars can park on the clubhouse side street ONLY. Parking only on the clubhouse side of the street is allowed if it does not block the flow of traffic. Parking is not permitted in a resident’s parking space or blocking any entrance to resident driveways.

H. In the event of glass door or window breakage, it will be the responsibility of the Association member to secure board-up service in order to secure the facility to protect it from vandalism or damage. You must notify the Clubhouse committee, the Managing Agent, or a Board Member immediately.

I, the undersigned, do hereby agree that I will abide by the policies governing the use of this facility including this Rental Agreement and will be personally responsible for any damages to the facility, furniture, or equipment incurred during the rental of the premises. I understand that any violation may result in immediate closing of the facility and result in forfeiture of part or all of my refundable deposit. I further understand that charges for repairs must be paid within seven (7) days of notification of such repairs, and the Association may bring legal action against me including loss of clubhouse privileges, court action and possibly a lien against me.

Signature of Association Member

Date

Please return to:

Mailing Address: Triad Community Management
340 Rosehaven Court
Kernersville, NC 27284