

**VILLAGE AT WALKER WOODS  
CLUBHOUSE RENTAL AGREEMENT**

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**GENERAL:** The Association takes pride in providing its residents with a beautiful Clubhouse in which to relax and enjoy activities with their neighbors, families and friends. These Rules and Regulations are established to permit any owner of the Village at Walker Woods to enjoy the various activities without infringement upon the privileges of other owners and their guests.

The Clubhouse is available to any Unit Owner in *good standing*\* for private parties on a reserved basis as determined by the Board of Directors. The usage fee is \$40.00. Special, individual Unit assessments will be levied by the Board of Directors if any areas are found left in an unsatisfactory condition and/or if rules have been violated.

All reservations will be made through Bobbie Baumann. All decisions and interpretations of the Village at Walker Woods Clubhouse regulations and procedures will be final unless changed by the Board of Directors.

**RESERVATIONS:** A Clubhouse calendar is established and maintained by Bobbie Baumann. Association functions hold priority over all other functions and shall be entered in the reservation book as soon as the need is determined.

To make a reservation, contact Ms. Bobbie Baumann at (614) 832-3778 to determine availability of the date. Booking is not confirmed until the deposit, reservation form, and photo identification are submitted to Ms. Baumann.

No reservations will be accepted for anyone under age 21. Owners 21 years of age or older may book reservations and are required to be present during the entire event.

No owner may make advanced reservations for use of the Clubhouse on a weekend (Friday, Saturday, Sunday) more than three times during a calendar year unless authorized by the Board of Directors. There is no limit to the number of times a resident may make advanced reservations for use on weekdays (Monday through Thursday).

The Unit Owner must arrange with Ms. Bobbie Baumann to obtain a key code for the Clubhouse door.

1. The Reserving Unit Owner **must** attend their function from beginning to end.
2. The pool and pool area may not be used by residents in conjunction with the Clubhouse rental.
3. No loud, boisterous noise, profanity, shouting, argumentative, or offensive behavior will be permitted.
4. Bathing suits and swimming attire are not permitted in the Clubhouse at any time. Muddy or otherwise soiled shoes are also not permitted in the Clubhouse.
5. No pets or animals of any kind are permitted in the Clubhouse unless required by law.
6. In consideration of owners living near the Clubhouse, all functions must end by 1:00 am.
7. The Clubhouse may be used by a maximum of 50 persons at one time per the Fire Marshall.
8. The Clubhouse shall not be used for business meetings or any other commercial use (except for Association meetings) unless approved in advance by the Board of Directors.

**Vehicles of guests or invitees are to be parked in designated spaces ONLY and NOT on the streets or other residents' driveways. Overflow parking is available at Walker Wood Park.**

**CLEANUP:** The Clubhouse shall be completely cleaned by the user and ready for use by 9:00 am of the day following the start of the reservation. Cleaning fees will be charged if the building is not in the same condition as provided to the renter. Renters are expected to bag all trash and place it in the kitchen. There are trash bags in the cabinet under the sink.

Additional tables and chairs are available for use by Clubhouse renters. Furniture shall be returned to its original arrangement after each use. Hand sanitizer and disinfectant wipes are also available in the cabinet under the sink.

Any costs incurred for the cleaning or repair of damage as a result of the use of the Clubhouse will be assessed to the owner that reserved the Clubhouse for that period. **This charge will be \$150.00 minimum or actual costs, whichever is greater.**

**INDEMNIFICATION:** The Unit Owner reserving the Clubhouse shall indemnify the Association, its Directors, Owners and Agents from any claim for damages or loss arising from the use of the facility and for any loss or damage arising from the acts of any guests or invitees.

OWNER \_\_\_\_\_

UNIT ADDRESS \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK/CELL PHONE \_\_\_\_\_

DATE REQUESTED FOR RESERVATION \_\_\_\_\_

TIME REQUESTED FOR USE FROM \_\_\_\_\_ TO \_\_\_\_\_

NUMBER OF PERSONS EXPECTED \_\_\_\_\_

DATE USE FEE PAID \_\_\_\_\_

*I agree to all terms listed in this agreement. I take full responsibility for any and all of my guests and will be personally liable for any actions they take. I agree to comply with the Ohio laws regarding drinking age. I agree to hold the Association harmless from all losses, liability, damages, and expenses (including attorney fees) resulting from injury or damage in any way associated with the use of this facility.*

Signature \_\_\_\_\_

Date \_\_\_\_\_

\* *Good standing* means that the owner's Association account is paid in full and up to date.

\*\* The Clubhouse doors will not be opened prior to 8:00 am.

Adopted by the Board of Directors of the Village at Walker Woods on 1/21/2003.

Revised 8/1/2010, 2/18/2018, 5/16/2021, 1/9/2024, 12/21/2025, 1/14/2026.