

The Hammocks Townhomes Homeowners Association, Inc.
5901 US 19 STE 7, New Port Richey, FL 34652
Phone: 727-869-9700

CLUBHOUSE RESERVATION AGREEMENT

NAME: _____

ADDRESS: _____

TELEPHONE: Home: _____ Work: _____

DATE REQUESTED: _____ TIME: _____ TO _____

NUMBER OF PEOPLE: _____ PURPOSE: _____

DESCRIPTION OF EVENTS: _____

I understand that with this reservation I assume full responsibility to restore the facilities to their original condition and will remove all trash, waste and refuse from the clubhouse area immediately after the expiration of the reserved time period. All rental chairs and tables, party decorations, and food will also be removed immediately upon the expiration of the reserved time period. I further understand that should the Association incur any additional expenses for damages in excess of the deposit amount, I will be responsible to pay the additional amount billed to me. Departure time from the building should be no later than 10 p.m. Alcoholic beverages, glass containers and grills are strictly prohibited in the clubhouse or pool cabana. I further understand that I am not reserving the exclusive use of the pool and will observe the posted capacity of 37 in the pool.

I am an owner and hold title to property within The Hammocks and state that I am over 18 years of age. I will be in attendance at the clubhouse at all times during the function for which I have reserved the facility. I have signed the Agreement For Use of the Clubhouse and have attached to this Reservation Agreement.

I understand that the deposit is not intended to cover the cost of cleaning the Clubhouse after the use and that a non-refundable fee of \$40 is payable at the time of reservation.

The check is to be made payable to The Hammocks Homeowners Association.

DATE: _____ SIGNED: _____

Owner

CLUBHOUSE DEPOSIT RECEIVED BY: _____

DATE: _____

CLEANING FEE RECEIVED BY: _____ DATE: _____

DEPOSIT RETURNED (amount): _____ DATE: _____

****CONFIRMATION OF ALL RESERVATIONS ARE NOT MADE UNTIL BOTH THE
CHECK AND APPLICATION ARE RECEIVED AT THE ASSOCIATION OFFICE AT
QUALIFIED PROPERTY MANAGEMENT**

**AGREEMENT
FOR USE OF CLUBHOUSE**

This Agreement is entered into by and between The Hammocks Townhomes Homeowners Association, Inc. (the "Association") and _____ (the "User"), who is a owner in The Hammocks and whose address is _____

The User hereby is granted the non-exclusive use of the Clubhouse on the following date: _____ from _____ .m. to _____ .m. subject to the following conditions which have been acknowledged and agreed to by the parties, as follows:

As consideration for such non-exclusive use of the clubhouse, the User agrees to pay the Association The User agrees to pay the Association a \$40.00 fee, which is non-refundable.

User hereby agrees to abide by and conform to all rules and regulations of the Association (as may be promulgated from time to time), and with all the provisions of the Governing Documents. User specifically agrees to the following:

- A. No more than twenty-five (25) persons shall be permitted in or around the clubhouse in connection with the non-exclusive use granted herein; and
- B. The Association will not permit use when there is a regularly scheduled or special event or happening scheduled to occur in or about the clubhouse; and
- C. No modification and/or alterations shall be permitted to the clubhouse. No decorations can be pasted, tacked or nailed to walls.
- D. User is solely responsible for removal of garbage and food brought into the clubhouse.
- E. All guests shall be required to park only in guest parking spaces.
- F. Departure time must be no later than 10:00 P.M.
- G. Alcoholic beverages, glass containers and grills are strictly prohibited in the clubhouse and pool area.

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User hereby agrees to hold Association harmless and to indemnify it against any liability and property damage which may arise or accrue by reason of the use by User of the facilities. User hereby expressly releases, indemnifies and holds Association harmless from any and all claims for loss, damage or injury which may be sustained by User, his agents, employees, patrons or guests. User understands and agrees that the use of the facilities described herein is at his/her own risk.

User shall not injure, nor mar, or in any manner deface said premises, and shall not cause or permit anything to be done whereby the said premises shall be in any manner injured, marred or defaced. If said premises, during the term of this Agreement, shall be damaged by the act, default or negligence of the User, or of any of the User's agents, employees, patrons, guests or any persons admitted to said premises on User's behalf, User shall pay to Association upon demand such sum as shall be necessary to restore said premises to their present conditions.

User hereby agrees to assume all responsibility for insurance respecting the facilities during use under this Agreement and to assert no claim of coverage under any insurance policy of Association during the period of such use. Proof of Homeowners' Insurance Coverage or Renter's Insurance Coverage, as applicable, shall be a condition precedent to this Agreement. The existence of insurance shall in no way limit the User's obligations and/or liability hereunder.

Users will comply with all laws of the United States, the State of Florida, all ordinances of Hillsborough 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 User's use of the facilities.

Any sums of money owed by User pursuant to the terms of this Agreement or which may be owed as a result of a breach of any of the terms hereof shall be treated as an assessment against User's home capable of being the subject of a lien on User's home, together with interest and reasonable attorney's fees incurred by the Association incident to the collection of the assessment or enforcement of such lien. Such sums if not paid when due shall bear interest from the due date until paid at the maximum rate as allowed by law. Association may bring an action in its name to foreclose a lien for assessments in the manner a mortgage of real property is foreclosed and may also bring an action to recover a money judgment for the unpaid assessments without waiving any claim of lien. The lien and foreclosure procedure shall be in accordance with the applicable provisions of the Declaration. The Association may also elect to institute suit against the user to enforce the payment of any sums due hereunder. Nothing in this Agreement in any way limits the Association's remedies with respect to the enforcement of this Agreement or the Declaration of Covenants and Restrictions, the governing documents of the Association or the rules and regulations promulgated in connection therewith.

User shall be responsible for any attorney's fees and costs incurred by Association in enforcing any of the provisions of this Agreement, including pre-litigation attorney's fees and costs.

User may not assign his/her/their right or interest under this Agreement.

I, THE USER, HAVE READ THE FOREGOING TERMS AND CONDITIONS AS WELL AS THE RULES AND REGULATIONS REGARDING RENTAL OF THE CLUBHOUSE AND SPECIFICALLY AGREE TO BE BOUND BY SAME, I FIND THIS AGREEMENT FAIR AND REASONABLE AND CONSENT AND AGREE TO THE FOREGOING TERMS:

DATE "USER"

USER PRINTED NAME

USER SIGNATURE

Revised 09/29/25

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF DIRECTORS, CONSENTS AND AGREES TO THE FOREGOING TERMS AND CONDITIONS:

DATE FOR THE BOARD OF DIRECTORS

