

The Woods Suite
ADD-ON AGREEMENT



This Suite Room Add-On Agreement ("Agreement") is incorporated into and made part of the Clubhouse Rental Agreement. The Woods Suite is available as an optional amenity and may only be used by the approved renter and authorized guests in accordance with the terms outlined below.

1. Purpose of Use

The Suite Room is intended to serve as a private space associated with the clubhouse rental and offers added comfort and convenience for your special occasion.

Please note that the Suite is intended for event preparation and changing only. It may not be used as a children's sleeping area, for childcare, as a separate space for eating or drinking, or for napping.

The Suite Room may not be used as a separate event venue, gathering area, party room, meeting room, or activity space.

2. Occupancy and Gatherings

The Suite Room is intended for limited occupancy at a maximum capacity of five (5) persons at a time and for quiet use only. Large gatherings, parties, receptions, celebrations, entertainment activities, organized meetings, or group functions are strictly prohibited within the Suite Room.

The renter shall not permit the Suite Room to be used in any manner that creates excessive noise, disturbance, or interference with other residents, guests, or users of the clubhouse facilities.

3. Food, Beverages, and Alcohol

No food, beverages, alcoholic beverages, catering services, or food preparation activities are permitted in the Suite Room at any time. The renter is responsible for ensuring that all guests comply with this restriction.

Any food, beverage, or alcohol-related spills, stains, odors, or damage resulting from a violation of this provision shall be the sole responsibility of the renter.

4. Care and Condition of the Suite Room

The renter accepts the Suite Room in its existing condition and agrees to maintain the room in a clean, orderly, and sanitary condition throughout the rental period.

The renter shall ensure that:

- Furniture, fixtures, and furnishings remain in their original locations.
- No decorations, adhesives, tape, nails, tacks, hooks, or similar materials are attached to walls, ceilings, doors, windows, or furnishings.
- No alterations, modifications, or unauthorized use of the room occur during the rental period.
- All personal belongings and materials are removed at the conclusion of the rental.

5. Damage and Financial Responsibility

The renter assumes full responsibility for any loss, damage, excessive cleaning, misuse, or destruction of the Suite Room or its contents occurring during the rental period, whether caused by the renter, guests, invitees, vendors, contractors, or any other person granted access by the renter.

The renter agrees to reimburse the association and/or management for all costs associated with repair, replacement, restoration, cleaning, or remediation resulting from such damage. Charges may include, but are not limited to:

- Repair or replacement of furniture, fixtures, and equipment.
- Carpet, flooring, wall, or upholstery cleaning.
- Removal of stains, odors, or residue.
- Labor and administrative costs associated with repairs or restoration.

Such charges may be deducted from any security deposit and/or billed directly to the renter if costs exceed the amount of any deposit collected.

6. Late Addition

If you wish to add The Woods Suite to your rental less than thirty (30) days before your scheduled rental date, payment will only be accepted in the form of a Money Order or Cashier's Check.

7. Violation of Agreement

Failure to comply with any provision of this Agreement may result in immediate revocation of Suite Room privileges, forfeiture of applicable deposits, assessment of additional fees, and/or denial of future rental privileges, as permitted by the Clubhouse Rental Agreement and applicable association policies.

8. Acknowledgment

By signing below, the renter acknowledges that they have read, understand, and agree to comply with all terms and conditions contained in this Suite Room Add-On Agreement. The renter further agrees to be responsible for the conduct of all guests and occupants using the Suite Room during the rental period.

Name: _____

Signature: _____

Date: _____