
O.O. (Old Orchard) Community Association, Inc.

13222 Peach Orchard ♦ Richmond, TX 77407 ♦ Phone: 1-866-473-2573 ♦ Email: OLDORCH@iramail.com

Dear Homeowner:

Pursuant to your request, enclosed is the Use Agreement for the O.O. (Old Orchard) Community Association (the "Association") Clubhouse Agreement. Please note that the clubhouse is available for lease only to owners of property in the Old Orchard subdivision, and **such owners must be current in their assessments**. Clubhouse access will only be granted to the person signing the rental agreement and must sign the rental checklist at the time access is granted.

At the present time, the clubhouse will only be available for lease on **Sunday-Thursday during the hours of 11:00am-11:00pm and Fridays-Saturdays during the hours of 11:00am – 12:00 midnight. IF THE EVENT GOES MORE THAN 30 MINUTES PAST THE ALLOWED RENTAL TIME a minimum of \$100.00, up to the entire deposit. WILL BE DEDUCTED FROM THE SECURITY DEPOSIT NO EXCEPTIONS.** The clubhouse is not available for lease on the following holidays: New Year's Eve, New Year Day, Easter, Independence Day, Memorial Day, Labor Day, Thanksgiving Day, Christmas Eve, and Christmas Day, unless permission is granted by the Old Orchard Board of Directors.

Fees

Fee Type	Paragraph #	Amount
Security Deposit Fee	2	\$300
Rental Fee (11AM-11PM Sun-Thurs)	2	\$300, \$50 is non-refundable if cancelled
Rental Fee (11AM-12Midnight Fri-Sat)	2	\$300, \$50 is non-refundable if cancelled
Extra Time Decorating Fee	2	\$175 for a 3-hour increment
Fee for event going over end time by 30 minutes or more	7	\$100 up to entire deposit
Insufficient Cleaning Fee	5	\$50 up to entire deposit
Decorations left in Clubhouse	16	\$50
Entering Pool Area	9	\$300 entire deposit
Damage	4	\$300 entire deposit, or actual cost to repair
Failure to follow rules	1-16	Up to entire deposit

Please contact clubhouse coordinator for reservations during the week. Please read the Contract carefully, sign it and return the following:

- 1) Signed Use Agreement.
- 2) Reserving the recreation center includes set up and clean-up of party. Setup and cleanup must be done during the rental time. If additional time is required, the cost will be **\$175 for each 3-hour increment** and is based on availability and must be reserved at the time of the rental.
- 3) **\$300.00 Rental Fee (includes a \$50.00 non-refundable reservation fee)** by *Personal Check, Cashier's Check or Money Order, made payable to O.O. Community Association, Inc, or cash.*

- 4) **\$300.00 Deposit** by *Personal Check, Cashier's Check or Money Order, made payable to O.O. Community Association, Inc. (Please note two (2) separate checks or money orders are required for rental fee and deposit.)*

The Clubhouse is available for rent on a first-come-first-served basis. Reservations are not finalized until all of the above items are in the possession of Management Company.

The Clubhouse has 13 (6') rectangular tables and 80 folding chairs. You may view the Clubhouse, by appointment only, prior to rental reservation. Please contact Management Company to schedule.

Please note that you are responsible for thoroughly cleaning up the Clubhouse after your rental. A Cleaning and Departure Checklist is attached for your use. All cleanups must be done the same day as the use, immediately after the end of the usage. A check/inspection of the facility will be conducted shortly after your activity. **If any deficiencies are found, a cleaning service will be contacted and a deduction will be taken from the rental deposit.**

You may cancel this agreement no less than 48 hours prior to the rental date to receive the full rental fee, **less the \$50.00 non-refundable reservation fee** in the form of a check within 2 weeks after cancellation request has been submitted.

Should you have any questions, please feel free to call RealManage at 1-866-4RealService (1-866-473-2573) or email oldorch@ciramail.com

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Clubhouse Rules and Rental Agreement

1. Private parties may be held in the O.O. (Old Orchard) clubhouse (the “**Clubhouse**”) subject to a “*first-come, first-served*” basis.
2. Reservations for all activities must be made through the office of RealManage. (the “**Management Company**”) between the hours of 8:30 AM and 5:30 PM, Monday through Friday at 16000 Barkers Point Ln, Suite 250 Houston, TX 77079 **by appointment only**. Please call 1-866-473-2573. Reservations are not firm until a refundable \$300.00 security deposit (the “**Deposit**”) and a \$300.00 usage fee (the “**Rental fee**”). Please note the set up and clean up must be included within the time frame requested. If additional time is required, the cost will be **\$175 for each 3-hour increment** and is based on availability and must be reserved in advance of the rental. The person making the reservation will be required to sign this agreement.
3. The resident reserving the Clubhouse (the “**Resident**”) must be 21 years of age or older and *must be in good financial standing with the O.O. (Old Orchard) Community Association, Inc.* (the “**Association**”). **The Resident must be in continuous attendance during the use of the Clubhouse.**
4. **The Resident hereby agrees to take full financial liability for any cleaning, loss and damage to the Clubhouse, its fixtures and/or furnishings arising from Resident’s rental of the Clubhouse.** The Management Company will arrange for an “after use” inspection. Any cleaning, replacement (including expenses for re-keying the Clubhouse due to lost keys) and/or repair expenses will be deducted from the Deposit. Liability is not limited to the amount of the Deposit and any additional cleaning, replacement or repair expenses incurred by the Association will be billed to the Resident and due immediately. **The Deposit will not be returned until the Clubhouse is inspected for cleanliness, missing items and damage, and the keys are turned in.** If the Clubhouse is properly cleaned, no items are missing, and no damage is done, the Deposit will be refunded to Resident within fourteen (14) business days from the return of the Clubhouse keys or the end of the rental. If any loss or damages occur and/or cleaning is required, the entire Deposit will be withheld until such time a decision can be reached by the Board of Directors of O.O. (Old Orchard) Community Association, Inc. as to the cost required to restore the Clubhouse to its original condition, at which time any remaining portion of the Deposit will be returned to Resident. **The judgment of the Board is final and not subject to appeal.**
5. **Resident will be responsible for THOROUGHLY CLEANING THE CLUBHOUSE, including the removal of any items brought to the Clubhouse by the Resident. The bathroom area and kitchen area, including the refrigerator, must be cleaned after each use. Floors should be swept & mopped. Chairs & tables must be folded, stacked, and returned to the storage closet. Windows should be free of tape, glue, or any other decoration holder. They should also be free of any fingerprints and/or stains, so cleaning of the windows are required as well. The cleaning will also include the outside premises surrounding the Clubhouse (parking lot, front porch, front and side lawns, etc.). Resident further agrees to remove all garbage from the Clubhouse premises (no dumpster or trash cans are provided onsite). If the inspection reveals that the facility is not thoroughly cleaned, the management company will contract with a cleaning service. The cleaning charge will be billed at a flat rate of \$50.00 for a minimum of a two-hour cleanup, up to the entire deposit amount. Any costs for cleaning and/or damages will be deducted from the Resident’s clubhouse deposit.**

6. The clubhouse will only be available for lease **Sunday-Thursday, the hours of 11:00am-11:00pm and Fridays-Saturdays the hours of 11:00am – 12:00 midnight.**
7. **IF THE EVENT GOES MORE THAN 30 MINUTES PAST THE ALLOWED RENTAL TIME a minimum of \$100.00, up to the entire deposit WILL BE DEDUCTED FROM THE SECURITY DEPOSIT NO EXCEPTIONS.**
8. **The sound level of music must be kept down to prevent disturbing other O.O. (Old Orchard) residents.** Your guests will be asked to vacate the Clubhouse and parking lot within 30 minutes if your party is too noisy.
9. Clubhouse events are restricted to the interior of the Clubhouse, **and are not allowed in the pool, or parking lot.** Usage of pool during clubhouse rental will cause forfeit of entire \$300.00 deposit. Pool rentals are available; please contact clubhouse coordinator for more details.
10. Parking is restricted to the Clubhouse parking lot. It is the responsibility of the Resident reserving the Clubhouse to inform guests of this policy. **Please note: If more cars are anticipated than the clubhouse parking lot can accommodate, parking is restricted to clubhouse side of Old Oak Grove along Lake 2. No more than 10 cars can be parked in this area and only on one side of the street.** The resident/renter is responsible for filling out the street parking form on oldorchardtexas.com to prevent towing of vehicles parked outside the clubhouse parking lot.
11. No alcohol is to be served or consumed in the Clubhouse, parking lot or anywhere or on the premises.
12. The Clubhouse is a non-smoking area and smoking indoors is strictly prohibited. This includes vaping and hookah pipes.
13. Use of Fireworks is prohibited at the Clubhouse, parking lot or anywhere or on the premises per O. O. Deed Restrictions.
14. Admission to the function is to be limited to invited guests only, and no more than 80 guests (per International Building Code) are to be in attendance. All exits and doorways must remain clear and unlocked during the function for emergency purposes. The Resident is responsible for locking all doors after the event and securing the building.
15. The Clubhouse shall not be used by a person, firm, corporation, or association of persons for profit, and no price or fee for admission may be charged, except by charitable societies and organizations, which have previously registered and been approved for use by the Association.
16. Any equipment or other items used during the function will not be allowed to damage the floor, walls, or ceiling, or any other part of the Clubhouse area. **No tape, push pins, tacks, or any other item, including glitter, that would deface the property are allowed on any surface.** Any decorations used during the function will be temporarily supported in a way that will not mark building surfaces. Any damages resulting from decorations fall under Paragraph 4 above. **In addition to Paragraph 4 above, a flat fee of \$50.00 will be assessed for any decorations or evidence of decorations left after Clubhouse rental, regardless of actual damage.**
17. It is understood that the Resident reserving the Clubhouse may be banned, at the discretion of the Board of Directors, from further use of the Clubhouse when the rules and conditions contained in this document are not followed, and/or items are found to be missing from the Clubhouse after an event.

The undersigned Resident agrees to hold the Association, the Board, the Management Company, the officers of the Association, their agents, representatives and respective family members (together, "O.O. (Old Orchard) Group"), harmless from any liability resulting from the personal injury, death, property loss or damage arising from, or incidental to, use of the Clubhouse, and to indemnify O. O. Community Association Inc. from any and all such claims by third parties. If anyone sues O.O. (Old Orchard) Group, individually or collectively, for any reason alleged to be related to Resident's rental of the Clubhouse, including attendance at the event or function, the Association has the right to select counsel of its choice for their defense, and Resident agrees to pay for all attorney's fees, costs, and expenses. Resident hereby agrees and authorizes the Association to utilize any legal recourse or any measure it deems necessary to collect cleaning, replacement or damage expenses or any other charges/costs incurred which result from Resident's rental of the Clubhouse.

I agree to the terms for Clubhouse rental.

Signature of Resident

Printed Name

Address of Resident

Date & Time Reserved
(Must include set up & clean up time)

Contact number of Resident

Date Signed

Approved by RealManage representative:

Signature

Date Contract Received

Check, cashier's check or Money Order _____ \$300.00 rental fee, less the \$50.00 non-refundable.

Check, cashier's check or Money Order _____ \$175.00 extra decorating (3-hour) time.

Check, cashier's check or Money Order _____ \$300.00 refundable security deposit

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**CLUBHOUSE RENTAL ACCESS
CLEANING AND DEPARTURE CHECKLIST**

Signature of Resident/Renter (must match Rental Agreement) _____ Printed Name _____

Access Code of Clubhouse _____

Contact number of Resident /Renter _____ Date Signed _____

The following are items you should check before leaving the Clubhouse following your rental. Please note that the Association keeps general cleaning supplies in the cabinets above the kitchen sink.

RECREATION CENTER RENTAL CLEANING CHECKLIST

- Empty All Trash Cans – Take all trash with you. No disposal in clubhouse or play area
- Clean Sink / Counter Tops
- Clean Tabletops / Chairs
- Clean Bathrooms (all fixtures, floors, and mirrors), and remove trash
- Clean Clubhouse floors (sweep/mop)
- Reset AC/Heating Thermostat to 62°F (heating) - 84°F (cooling)

UPON LEAVING THE RECREATION CENTER:

- Reset AC/Heating Thermostat to 62°F (heating) - 84°F (cooling)
- Lights Turned Off
- Make Sure All Doors are Securely Locked (both deadbolts and other locks)
- Take garbage home for disposal

I have read the Clubhouse Rules and Rental Agreement and understand them. I have inspected the Clubhouse and found it to be free of damage, marks, or equipment shortages, except for the deficiencies noted below:

FOR OFFICE USE ONLY

Clubhouse was inspected by _____ (name) on _____ (date) after _____ (rental date)

Clubhouse deposit to be returned to renter. _____ Yes _____ No

Notes: _____

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