



AMCC
 Attention: Lisa Green
 P. O. Box 2992
 Warminster, PA 18974
 Email: lisa@amcconline.com

CLUBHOUSE & POOL RENTAL AGREEMENT

Eligibility: The Tyler Walk clubhouse and pool facilities are available for rental by homeowners and residents of Tyler Walk who are in good standing with the Association. Outstanding violations, fines, assessments, or late fees will preclude a resident from renting the facilities.

Rental Information

Name:		Phone:	
Address:		Email:	
Event Date:		Rental Time:	
Event Type:		Number of Guests:	
Clubhouse:	☐ Yes ☐ No	Pool (in season only):	☐ Yes ☐ No

During pool-season (Memorial Day to Labor Day), rentals are available only from 8:00 a.m. to 12:00 p.m. or 8:00 p.m. to 10:00 p.m. Pool rental requires rental of the clubhouse.

Clubhouse/Pool Rental Fees

	Hours (a)	Cost Per Hour (b)	Total (c) = (a) x (b)
Clubhouse/Pool Fee		\$ 50	\$
Lifeguard Fee (during pool season)		\$ 35	\$
Security Deposit (Refundable)			\$ 250
Total for Rental & Security Deposit			\$

A certified lifeguard is required for all pool rentals and will be coordinated by Tyler Walk through its pool vendor.

Reservation and Eligibility

- The person signing this Agreement (the "Renter") must:
 - Be a Tyler Walk homeowner or resident in good standing;
 - Be at least 21 years old;
 - Be the host of the event and remain present throughout the rental; and
 - Submit this completed Agreement and all required fees and deposits at least two weeks before the event.
- The clubhouse may not be sublet or the reservation assigned to another person.
- Clubhouse occupancy may not exceed 67 persons.
- The reserved rental period includes all setup and cleanup time, and the facilities must be

vacated by the end of the reserved period.

5. Cancellation: Rental fees will be refunded for reservations canceled at least 7 days before the scheduled event. The security deposit will be refunded for all cancellations. Rental fees are non-refundable for cancellations made less than 7 days before the event.

Areas Included in the Rental

1. Clubhouse rental includes the main meeting room, kitchen, front porch, front lawn, and bathrooms. The parking area, basketball courts, and playground may be used by the Renter and guests but remain available to other Tyler Walk residents during the rental.
2. Pool rental includes the pool, surrounding deck and grass areas within the pool fence, and access to the pool restrooms.

Conduct

1. The Renter is responsible for the conduct of all guests. Excessive noise, disruptive behavior, or conduct that disturbs neighboring homes is prohibited. The Association, property manager, or its representative may terminate an event for violations of this Agreement.
2. Smoking is prohibited inside the clubhouse and within the fenced pool area. Open flames, including candles, are prohibited inside the clubhouse. Persons under age 18 must be appropriately supervised while in the clubhouse.

Cleanup and Security Deposit

1. The \$250 security deposit will be returned if the facilities are left clean and undamaged and the requirements of this Agreement are followed. The Association may retain all or part of the deposit for damage, inadequate cleanup, or violations of this Agreement. The Renter remains responsible for any damages or costs exceeding the amount of the security deposit.
2. Before leaving, the Renter must:
 - Remove all food, decorations, trash, bottles, and recycling;
 - Clean kitchen counters, stove tops, sinks, bathrooms, and floors;
 - Confirm that all stove burners and appliances are turned off;
 - Replace garbage-can liners;
 - Set the thermostat to 65°F in winter or 78°F during pool season;
 - Turn off lights and fans; and
 - Close and lock all windows and doors and return the clubhouse key to the lockbox.
3. The Association may inspect the facilities following the rental. If any portion of the security deposit is withheld, the Renter may appeal that determination to the Board of Directors.

Pool Rentals

When the pool is open for the season between Memorial Day and Labor Day, the renter agrees to adhere to the following pool rules:

1. A certified lifeguard arranged through the Association must be on duty whenever anyone is in the pool area.

2. The lifeguard is in charge of the pool area, and all renters and guests must follow the lifeguard's instructions.
3. Children age 12 and younger must be supervised by an adult while in the pool or pool bathrooms.
4. No diving, running, rough play, or ball playing is permitted within the fenced pool area.
5. Glass containers are prohibited.
6. Pets are prohibited in and around the pool area.
7. Disposable diapers are not permitted in the pool.
8. The Renter and all guests must comply with all posted Tyler Walk pool rules and safety requirements.
9. The pool and clubhouse facilities are used at the Renter's and guests' own risk, subject to applicable law.

Damage, Personal Property, and Liability

1. The Renter is responsible for any damage to Association property caused by the Renter or the Renter's guests, invitees, agents, or employees and shall reimburse the Association for the cost of restoring the property to its prior condition.
2. The Association and its Board of Directors are not responsible for personal property that is lost, stolen, damaged, or left at the facilities.
3. Indemnification and Hold Harmless: The Renter agrees to indemnify and hold harmless the Tyler Walk Homeowners Association and its Board of Directors from loss, damage, expense, cost, or liability arising out of or relating to the Renter's or guests' use of the facilities, to the extent permitted by law.

Agreement

By signing below, I acknowledge that I have read and agree to comply with this Rental Agreement. I understand that:

- I am responsible for the conduct of my guests;
- I am responsible for damage caused by me or my guests;
- My security deposit may be withheld for damage, inadequate cleanup, or violations of this Agreement; and
- I am responsible for complying with all applicable clubhouse and pool rules.

Homeowner/Resident Signature: _____

Print Name: _____

Date: _____

To reserve the facility, submit:

- This completed and signed rental form
- One check for the rental fee and the security deposit payable to "Tyler Walk Homeowners Association"
- Mail to: AMCC, Attention: Lisa Green, P. O. Box 2992, Warminster, PA 18974

Emergency: Call 911 first, then contact Lisa Green at (267) 460-0021