

RAINBOW BEND RAINBOW ROOM RENTAL AGREEMENT

Rental Rates:

<u>Number of Guests</u>	<u>Deposit</u>	<u>Rental Fee</u>	<u>Total</u>
01-25	\$50.00	\$ 75.00	\$ 125.00
26-60	\$100.00	\$ 125.00	\$225.00
61-150 Maximum	\$200.00	\$350.00*	\$550.00

(* Includes \$75.00 for patrol officer up to 4 hours. After 4 hours it is \$35.00 per hour.)

Note:

1. Additional \$75 Rent for all activities (including weddings, receptions, etc.) that require the ballroom to be decorated the day before so that room cannot be used by other homeowners.
2. \$75 additional rental fee, without notice, for any function that was grossly underestimated in Number of Guests, plus the additional rental fee for the actual number of guests.
3. On going homeowner event deposit = \$50.00, rental fee waived at Board discretion.
4. The Board of Directors retains the right to cancel any event at their sole discretion at any time, with or without prior notice.
5. Contact Management at 775-674-8000 ext. 0, prior to filling out the form to confirm the date is available.
6. Deposit and Rental Fee must be paid at the same time and in advance.

ALL REFUNDS ARE SUBJECT TO APPROVAL ON FINAL WALKTHROUGH.

(Refunds will be mailed 3-4 weeks after the event)

Rental Rules

Facilities Included

The Rainbow Room and kitchen are included as part of the rental of the Rainbow Bend Clubhouse. A refrigerator is available in the kitchen and behind the bar for renter use.

Facilities Not Included

The pool, sauna, Jacuzzi, exercise room, and library are NOT included with the rental of the Rainbow Bend Clubhouse.

Music and Audio/Video Equipment

Audio/Video equipment is included in the rental. Checkout equipment needed prior to event, during walk through. Homeowner will be responsible for the equipment until the Final Walk-through.

Live music must remain inside the Clubhouse. RB/CGID equipment is not included in rental.

Written Rules

All Rainbow Bend Rules and Regulations are applicable to the Rental Agreement and a copy of these can be obtained from the Management Company, the Patrol Office or in the Rainbow Bend website for your review. Note especially: NO SMOKING in the Clubhouse; NO MOVING OF POOL TABLES and DO NOT PLACE ANYTHING ON THE POOL TABLES. Fines will be assessed for the violation of rules plus the cost of repair for damages and re-leveling of the pool tables. THE HOMEOWNER MUST BE PRESENT DURING THE ENTIRE EVENT - INCLUDING SET UP, CLEAN UP AND BOTH INSPECTIONS (WALK-THROUGHS).

Parking

Vehicle parking is only allowed in the Clubhouse Parking Lot and in the Tennis Court parking lot behind the Clubhouse.

Clean Up

The room must be completely cleaned up for inspection the day of the event, or by 10 a.m. of the day after your event for an evening event.

Inspection Sheet

Prior to use, you must do a walk-through with an Association Representative (usually the day before your event.) Another walk-through must be made after the event, prior to reimbursement of your deposit. Call Patrol at 775-342-0911 at least three days prior to rental date to schedule walk-through.

Required Reservation Information:

Party guests may NOT use the pool/spa, library, exercise room, etc. Use of Rainbow Room and bathrooms ONLY.

DATE OF RESERVATION: _____

NUMBER OF GUESTS: _____

TIME: _____

TYPE OF FUNCTION: _____

NAME OF HOST: _____

ADDRESS: _____

HOME PHONE: _____

CELL PHONE: _____

I have read the entire Rainbow Bend Clubhouse Rental Agreement, and I fully understand that should I fail to abide by these guidelines my full deposit is subject to forfeiture.

Signature: _____ Lot# _____ Date: _____

To Be Completed by Clubhouse Representative:

Deposit Received: \$_____ Rental Fee Received: \$_____

Condition of Clubhouse Before Rental: (see checklist)

Condition of Clubhouse After Rental: (see checklist)

Deposit Refunded: \$_____

Note: If deposit is not refunded due to damages or leaving the clubhouse overly messy, you will lose your privilege of renting the clubhouse for three months and your next clubhouse rental will require a double deposit.

Make check payable to Rainbow Bend HOA and return with this form with payment to:
Kenyon & Associates, Inc 645 Sierra Rose Drive, Suite 104, Reno, NV 89511
or place in the payment drop box in the clubhouse.

IMPORTANT INFORMATION

Guests are NOT permitted to use:

Pool, Jacuzzi, Exercise Room and the Library.

The areas that are included in the rental are strictly limited to the Rainbow Room and the restrooms next to the main lobby.

Other important information:

The pool tables must NOT be moved or used as tables. Nothing may be placed on the pool tables at any time. Cost to repair and/or re-level the pool tables shall be assessed to the homeowner that has rented the room.

The furniture provided in the Rainbow Room (tables, chairs, bar stools, etc.) may not be removed from the Rainbow Room at any time.

Smoking, use of tobacco products and use of electronic smoking devices are permitted outside only and proper disposal of tobacco products is required.