

# PHARBOR POINT CLUBHOUSE

535 Lake Shore Drive, Trinity, TX 75862

## RENTAL AGREEMENT

THE HPPOA CLUBHOUSE CAN BE RENTED ONLY TO PROPERTY OWNERS WHICH ARE CURRENT ON THEIR MEMBERSHIP DUES AND HAVE NO DEED VIOLATIONS. THERE IS A \$200.00 CLEAN-UP AND DAMAGE DEPOSIT. DAILY RENTAL FEE IS \$150.00 PER DAY. THE RENTAL FEE AND DEPOSIT ARE DUE THE DATE IT IS RESERVED. THE \$200.00 CLEAN-UP AND DAMAGE DEPOSIT IS REFUNDABLE IF THE CLUBHOUSE HAS BEEN PROPERLY CLEANED AND THERE IS NO DAMAGE TO THE FACILITY. ANY AND ALL DAMAGE IS AT THE OWNERS EXPENSE FOR REPLACEMENT OR REPAIR. ALL RULES MUST BE FOLLOWED. CANCELLATION POLICY: 2 WEEKS PRIOR TO EVENT DATE IS 100% REFUND ON THE RENTAL FEE AND LESS THAN 2 WEEKS PRIOR TO EVENT DATE IS 50% REFUND ON THE RENTAL FEE. HOLIDAY CANCELLATION POLICY: 30 DAYS PRIOR TO THE EVENT DATE IS 100% REFUND ON THE RENTAL FEE AND LESS THAN 30 DAYS PRIOR TO EVENT IS 50% REFUND ON THE RENTAL FEE.

\*\*CHECK IN TIME 10:00 AM\*\*CHECK OUT TIME 10:00 PM\*\*

1. NO SMOKING or VAPING INSIDE CLUBHOUSE OR RESTROOM. SMOKING IS PERMITTED ANYWHERE ON THE DECK AREA.
2. BARBECUING IS PERMITTED IN APPROVED PITS ONLY AND IS NOT PERMITTED ON THE DECK.
3. NO ROWDY OR LEWD BEHAVIOR WILL BE PERMITTED AT ANY TIME, AND QUIET HOURS MUST BE ADHERED TO AFTER 10:00 P.M.
4. ONLY THE DECK, KITCHEN, LARGE ROOM, AND BATHROOM WILL BE AVAILABE TO THE RENTERS.
5. RENTERS WILL SUPPLY ALL OF THEIR OWN COOKING & EATING SUPPLIES. THIS ALSO INCLUDES BARBECUING OR FRYING EQUIPMENT.
6. IF RENTER USES THE STOVE/OVEN, IT MUST BE CLEANED INSIDE AND OUT.
7. AT NO TIME WILL GREASE BE POURED DOWN THE KITCHEN SINK DRAINS, OR IN THE RESTROOM FACILITY.
8. THE GATE ATTENDANTS ARE TO BE ADVISED OF THE NUMBER OF GUESTS IN YOUR PARTY.
9. YOU, AS A PROPERTY OWNER, ARE RESPONSIBLE FOR YOUR GUESTS AT ALL TIMES.
10. ALL OF YOUR GUESTS ARE TO FOLLOW ALL RULES & REGULATIONS SET DOWN BY THE HARBOR POINT HOMEOWNERS ASSOCIATION THE SAME APPLIES TO YOU!!!
11. BOUNCE HOUSES, WATER SLIDES, ETC. WILL BE AN ADDITIONAL WATER CHARGE OF \$150.00 MAY BE USED OUTSIDE THE CLUBHOUSE (near park) HOWEVER THE HPPOA IS NOT RESPONSIBLE FOR ANY INJURIES.
12. DO NOT PUT HOLES IN THE WALLS! Command strips may be used to hang décor.

HPPOA Property Owner Printed Name: \_\_\_\_\_

Property Owner Phone# \_\_\_\_\_ HP SECTION \_\_\_\_\_ HP LOT \_\_\_\_\_

Property Owner Home Address: \_\_\_\_\_

HPPOA Property Owner Signature: \_\_\_\_\_ DATE \_\_\_\_\_

RENTAL FEE \$150.00 CASH \_\_\_\_\_ CHECK# \_\_\_\_\_ CREDIT/DEBIT CARD \_\_\_\_\_

DEPOSIT \$200.00 CASH \_\_\_\_\_ CHECK# \_\_\_\_\_ CREDIT/DEBIT CARD \_\_\_\_\_

DEPOSIT RETURNED \_\_\_\_\_ CANCELLATION REFUND >2WKS PRIOR=100% \_\_\_\_\_ >,LESS  
THAN 2WKS=50% \_\_\_\_\_ HOLIDAY CANCELLATION REFUND >30 DAYS PRIOR=100% \_\_\_\_\_, LESS  
THAN 30 DAYS=50% \_\_\_\_\_.

DATE OF RENTAL \_\_\_\_\_ HPPOA INITIALS \_\_\_\_\_

## **CLEANING INSTRUCTIONS FOR CLUBHOUSE RENTAL**

- 1) Empty trash from all trash cans, including outside patio cans and restroom areas. All trash must be taken to dumpsters.**
- 2) Wipe down all countertops and tables. Tables and chairs DO NOT need to be folded and stacked.**
- 3) Sweep the entire clubhouse area. Please mop/wash any spill area to remove sticky residue.**
- 4) Rental ends @ 10:00 PM. Confirm all doors are locked and all lights are turned off.**
- 5) Key pickup: 10:00 AM Day of Rental.**
- 6) Key must be returned to gate by 8:00 am the following morning.**
- 7) The clubhouse must be cleaned and tables/chairs placed back in order by the end of rental day. NO EXCEPTIONS**

**HPPOA PROPERTY OWNERS INITIALS: \_\_\_\_\_**