

Rental Date: _____

Pool Card#: _____

WESTWOOD COMMUNITY TWO HOMEOWNERS ASSOC., INC.

c/o J & L Property Management, Inc.
10191 West Sample Road, Suite 203
Coral Springs, FL 33065
Phone: (954) 753-7966 ext. 142 Fax: (954) 753-1210
www.jlpropertymgmt.com

CLUBHOUSE RULES AND REGULATIONS

1. The homeowner is responsible for setting up, replacing, cleaning all tables, chairs, and equipment including but not limited to pool furniture back to the way it was found. All lights and air conditioners must be turned off upon leaving the facility. All doors must be locked and secured, including those leading to the game room and restrooms.
2. **There is no smoking in the clubhouse and parties are limited to 180 people.**
3. A security/cleaning fee of \$400 (PERSONAL CHECK) and a nonrefundable rental fee of \$250.00 (MONEY ORDER) (even if party is cancelled) payable by (1.) money order for rental fee and personal check for the deposit, is required prior to the party. CHECK AND MONEY ORDER PAYABLE TO: WESTWOOD COMMUNITY TWO.
It is understood and agreed that such security deposit and rental fee does not represent all nor limit the Associations recovery against a party or parties responsible for an event requiring use of all the security deposit proceeds. If the clubhouse is left in good condition, the \$400 deposit will be completely refunded upon inspection at the end of a party by a board member. **If the clubhouse is in need of any cleaning, maintenance, or repair, the deposit will be forfeited.**
4. The homeowner shall indemnify and hold harmless the Association from any cause of action which arises out of the serving or consumption of alcohol in the clubhouse or at the function for which the clubhouse is being reserved.
5. **All trash must be removed from the premises completely.**
6. Association may decline request for Clubhouse use as the Board of Directors deems appropriate at the Associations discretion. Such Board of Directors determination is without recourse, obligation or liability to the requesting party.
7. The homeowner assumes all responsibility/liability while using the clubhouse.
8. *****THE CLUBHOUSE WAS JUST PAINTED!!!! (May 2018) ABSOLUTELY NO NAILS, SCREWS, STAPLES OR ANY OTHER TYPE OF MATERIALS (THAT WILL CAUSE DAMAGE TO THE WALLS, WINDOWS, DOORS, CEILINGS OR FLOORS) ARE TO BE USED OR YOUR DEPOSIT WILL BE FORFEITED!!!!**

9. All music must be played at a level in which it cannot be heard outside of the clubhouse.
10. Absolutely NO parking on the grass in front of the clubhouse on 94th Ave. or your deposit will be forfeited. Parking IS allowed on the grassy area that is located on NW 95th Ave.
11. **NO BOUNCE HOUSES ARE ALLOWED ON THE PROPERTY!!!!!!** Initial here _____

****KEEP IN MIND THE AIR CONDITIONER IS SET ON A TIMER AND YOU WILL NEED TO SET THE TIMER BEFORE YOUR PARTY.**

EXCLUSIONS TO THE USE OF THE CLUBHOUSE

1. The clubhouse may not be used for any commercial or business purpose, as determined by the Board of Directors.
2. The clubhouse may not be used for any offensive, noxious, illicit/illegal purposes or used in any event that would have any risk of liability to the association or its membership.
3. Rental of clubhouse is limited to indoor use only. No outdoor activity is allowed.
4. **Homeowners' maintenance must be up to date to rent the clubhouse.**

I agree to the above rules & regulations and agree to abide by them. If not, I may lose my deposit. Initial here _____

Homeowner: _____

Date: _____

Address: _____

Phone: _____

Homeowners Signature: _____

Date of Event: _____

******* PLEASE NOTE *******

ANY CLUBHOUSE RENTALS RESERVED FOR 2020 WILL BE CHARGED THE RATES AS FOLLOWS:

\$250.00 RENTAL FEE (MONEY ORDER)

\$400.00 SECURITY DEPOSIT (PERSONAL CHECKS)

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SECURITY DEPOSIT RETURN CHECK LIST

1. Carpet Clean
2. Dance Floor Clean, no scuffs or chips.
3. Kitchen Counters including... **no tape or tape residue stuck to countertops!!!!**
4. Refrigerator, Stove, Microwave and Sink Clean.
5. Bathrooms Clean.
6. Game room Area Clean.
7. Pool Table in proper operating condition.
8. No Holes in Walls or Counters.
9. Garbage Removed from Premises.
10. Surrounding Outdoor Area Clean.

Please sign and leave this paper on the kitchen counter of the Clubhouse once the checklist has been completed.

Homeowners Signature _____

Date _____

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Noise Agreement

Any noise and or music being played on premises **must be kept at a reasonable level and must not be heard from the outside of the clubhouse.**

MUSIC IS TO CEASE AT 11PM!!!

In the event more than one complaint is reported or if the Police are called out, you will no longer be permitted to use the Clubhouse in the future. Evening Clubhouse rentals are limited to the inside of the buildings only.

NO EXCEPTIONS

Signature: _____ Print Name: _____

Address: _____ Date of Party: _____