

WINSTON SQUARE H.O.A. CLUBHOUSE USAGE AND RENTAL AGREEMENT

I, _____ agree to rent and **be present for the entire usage time** of the recreation room located at 858 Cortez Lane for a **non-refundable** cost of \$125.00 per day. An additional damage deposit of \$250.00 is required, with the deposit being returned within two working days to the person (s) listed above if the room is cleaned and left in the same order as it was received. **The Party(ies) listed above assumes all responsibilities for the care of the television, DVD player, billiard table, ping pong table, the dart boards and any of the accessories they check off below and utilize. In addition, you are responsible for locking all doors and windows to maintain security!** The Party(ies) above are also responsible to do the following:

1. Remove all tape from the clubhouse ceiling and walls. (nails, pins and staples are not allowed)
2. Sweep and Wet Mop the floors.
3. Return all furniture to its original place.
4. You are required to recycle wherever possible and can only fill **(1) black garbage bin per party!**
5. Bag up all garbage and recycling and place in the appropriate black garbage or blue recycling bin.
6. Clean the kitchen area (stove, refrigerator, sink and counter).
7. Report any damages to the Property Manager and the Clubhouse Monitor.

I, _____ acknowledge reading the Clubhouse Scheduling and Usage Rules and agree to pay for damages and/or any clean-ups due to negligence of the above property, and if such occurs the damages or clean-up will be deducted from the said deposit. Damage in excess of deposit is due immediately upon written notification by the Association. I also acknowledge that the usage fee of \$125.00 is **non-refundable** even if you cancel your usage.

Usage Date _____

Responsible Renter _____

Address _____ Phone# _____

Purpose of Clubhouse usage _____

***Check below for all equipment to be used:**

Using Swimming pool _____ Using Ping-Pong table _____

Using Billiard table _____ Using Television & DVD player _____

Items below are important and could cause forfeiture of deposit:

Music may only be played until 10:00 PM on Sunday through Thursday nights, and until 12:00PM on Friday and Saturday nights. (Live Music is not allowed.) All activities shall cease at 11:00PM on Sunday through Thursday and at 12:00 midnight on Friday and Saturday. **The pool area is NOT included in the rental of these facilities. However, during pool season if the party wishes to use the pool, a pool monitor selected by the board, would be hired at the prevailing rate of \$18 per hour for a minimum of (2) two hours and all pool rules would apply. You will not have exclusive use of the pool and if it becomes overcrowded, the party must leave the pool area (HOA members have priority)** Commercial use of the clubhouse such as for the sale of items for monetary gain is prohibited. **This usage agreement is strictly for the clubhouse interior and all parties are restricted from straying outside into the Winston Square common area.** *NO SITTING ON THE POOL/PING-PONG TABLE, NO FOOD OR DRINKS ON THE POOL/PING PONG TABLE, NO MASSE SHOTS. THE POOL TABLE IS NOT TO BE MOVED AND COULD CAUSE A \$100 MINIMUM CHARGE FOR THE RE-LEVELING OF THE TABLE.