



**WATERFORD II HOMEOWNERS ASSOCIATION  
CLUBHOUSE RENTAL CONTRACT**

Renter/Responsible Party-Name \_\_\_\_\_  
Home Address: \_\_\_\_\_  
Phone# \_\_\_\_\_ Driver's License# \_\_\_\_\_ E-mail: \_\_\_\_\_  
Event Date: \_\_\_\_\_ Application Date: \_\_\_\_\_  
Are you a Waterford Resident? \_\_\_\_\_  
Purpose of Rental (description of event): \_\_\_\_\_

**\*Facility Area: Interior first floor, and upstairs bathroom. Rental does not include tennis courts or pool areas.\***

Set-up/Start Time: \_\_\_\_\_ Ending Time: \_\_\_\_\_ Extra Hours: \_\_\_\_\_

**Waterford Clubhouse Rental Rates**

Base Rental 6 Hours	Availability	Resident	Non-Resident
Monday through Friday	8a.m. - 4p.m.	\$150.00	\$350.00
Monday through Thursday	4p.m. - 11p.m.	\$225.00	\$425.00
Friday	4p.m. - 11p.m.	\$300.00	\$500.00
Saturday through Sunday	8a.m. - 11p.m.	\$300.00	\$500.00
Additional hours may be purchased.	Excluding New Year's Eve	\$50.00 per hour	\$50.00 per hour
Weddings & Full Day Rental	8a.m. - 11p.m.	\$500.00	\$750.00
Pre-Wedding Preparation	Evening before, 4p.m. - 11p.m.	\$300.00	\$500.00
Front lawn use fee- when tent(s) and/or rental furniture is used. Clubhouse furniture may not be taken out of the house.		\$150.00	\$150.00
New Year's Eve	7p.m. - 1a.m.	\$500.00	\$750.00
New Year's Eve additional hours.		\$100.00 per hour	\$100.00 per hour
Security Deposit Required at time of application in order to hold date.		\$250.00	\$500.00

**No rentals on New Year's Day, Easter Day, Memorial Day, July 4, 5 or 6, Labor Day, Thanksgiving, Christmas Eve or Christmas Day.**

By signing below, I confirm I have read the contract and agree to the terms and conditions listed and the rental of the Waterford Clubhouse will be used for the purpose designated on the application. I agree to pay \$\_\_\_\_\_ for the rental of the Waterford Clubhouse. A security deposit of \$\_\_\_\_\_ and a signed contract are required to secure the rental date. **The rental payment is due 30 days prior to the rental date.**

Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

P. O. Box 54486  
Lexington, KY 40555

***Adkins Property Management***  
(859) 229-8345

Email:  
adkinspm@outlook.com



## WATERFORD CLUBHOUSE AND POOL RENTAL TERMS AND CONDITIONS

Please review the following items carefully and initial each line, signifying your agreement with each.

1. ☐ I agree to pay \$ \_\_\_\_\_ for the rental of the Waterford Clubhouse on \_\_\_\_\_, 20\_\_\_\_.
2. ☐ I understand an advance security deposit of \$ \_\_\_\_\_ and a signed rental contract are required to secure a rental date. The security deposit will be refunded, if the facility is left in good condition. Charges may be assessed to the responsible party for damages, repairs, and/or replacement costs up to, including and in addition to my security deposit. Waterford HOA has the right to apply the deposit to these charges.
3. ☐ I understand, if cancelled 30 days prior to the event, a total refund of the deposit will be given. If cancelled within 14-29 days prior to the event, 50% will be refunded and if cancelled within 13 days of the scheduled event, NO REFUND will be provided.
4. ☐ I understand a fifty dollar fee will be deducted from my security deposit for each returned check. A refund for the remaining amount of my security deposit will be issued by Waterford HOA after the check has been deposited.
5. ☐ I understand that if I exceed the rental time period stated, additional charges will be assessed at a rate of \$50.00 per hour.
6. ☐ I understand food and beverages may be brought into the facility and that the kitchen is for warming foods only and not for cooking.
7. ☐ Candles, fireworks, smoke-making machines, fire pits or any other flammable items are not permitted within or outside of the Clubhouse. Any fines assessed by the LFUCG Fire Dept. will be charged to the renter, in addition to the forfeiture of the security deposit.
8. ☐ I understand tape, tacks, and other adhesive items are not to be used on the walls, furniture or floors. Confetti is prohibited.
9. ☐ I understand the Clubhouse is a NON-SMOKING facility. No smoking on the grounds or in the parking area.
10. ☐ I understand the use of a disc jockey or live music, inside and outside the building is based on approval of management. Adherence to city ordinance is required, ending outside music at 10 p.m. Any fines assessed by the LFUCG Police Dept. will be the responsibility of the violating party.
11. ☐ I understand trash is to be collected and placed in the outside trash receptacles. Trash bags are provided. Cleaning supplies are available to assist in cleanup.
12. ☐ I understand that as the contract signee, I am responsible for the group's conduct and respect for the facility.
13. ☐ I understand teen parties must have one (1) adult present per every ten (10) minors attending. A security guard may be scheduled by management at your expense.
14. ☐ I understand any renter or group, who abuse the facility or violate rules and regulations will not be issued any future rentals.
15. ☐ I understand no vehicle may be driven on any part of the front or side yards without approval of a Board member or the Facilities Administrator. Any damage to yard will be charged to the renter, along with the loss of the security deposit.
16. ☐ I understand that if renting the pool, no glass is permitted in the pool area.
17. ☐ Renter shall be responsible for any and all damages to the property during the rental period. Renter agrees to indemnify and hold harmless Waterford II Homeowners Association, its officers, directors, employees, agents, members, and management company, from any and all claims, causes of action, losses, injuries, damages, and/or liabilities of any kind or nature whatsoever for any loss, damage, and/or injury to property or persons, resulting in any manner from the use of the property by the renter and its guests licenses and/or invitees.

By signing below, I confirm that I have read the contract and agree to the terms and conditions listed herein.

Print Name \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_/\_\_\_\_/\_\_\_\_

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