



WATERFORD II HOMEOWNERS ASSOCIATION
CLUBHOUSE RENTAL CONTRACT

Renter/Responsible Party-Name: _____
 Home Address: _____ Phone#: () _____
 Driver's License# _____ E-mail: _____
 Application Date: _____ Event Date: _____ Event Day of Week: _____
 Starting Time: _____ Ending Time: _____ Extra Hours: _____
 Are you a Waterford Resident? Yes _____ No _____
 Purpose of Rental (brief description of the event): _____

Facility Area Access: Interior- first floor and upstairs bathroom only. Exterior- patio and lawn area only. Rental does not include the tennis courts or pool areas. Clubhouse rentals are not available on Easter, Memorial Day, July 4th, Labor Day, Thanksgiving, Christmas Eve, Christmas Day, or New Year's Day. Waterford may exclude other days from rental availability at its discretion at any time, as needed.

WATERFORD CLUBHOUSE RENTAL RATES

Base Rental 4 Hours	Time Frame	Resident	Non-Resident
Monday - Thursday (4 hour block)	9am - 11pm	\$75	\$200
Friday (4 hour block)	9am - 5pm	\$75	\$200
Friday (4 hour block)	5pm-11pm	\$250	\$500
Saturday - Sunday (4 hour block)	9am-11pm	\$250	\$500
Additional Hours (Between 9am and 11pm)	Excluding New Year's Eve	\$25/hour	\$25/hour
Weddings & Full Day Rentals	9am-11pm	\$500	\$1000
Pre-Wedding Preparation	Evening Prior - 4-11pm	\$300	\$500
New Year's Eve	8pm-1am	\$500	\$750
New Year's Eve Additional Hours		\$100/hour	\$100/hour
Security Deposit	Due at Signing	\$250	\$500

The Renter is responsible for making sure the clubhouse is returned to its original condition once the rental has concluded (cleaned and furniture put back in place). After rental, if cleaning is still needed and/or furniture is not put back, an additional fee will be assessed against your security deposit. Needed cleaning is determined by the Property Manager at the following rates:

No cleaning needed: No additional fee. Chairs and tables were folded and put away, and facility was left in condition received.

Light cleaning needed: \$25.00 fee. Chairs and tables were left out, and surfaces cleaning was required.

Moderate cleaning needed: \$50.00 fee. Chairs and tables were left out, sweeping, and surfaces cleaning was required.

Excessive cleaning needed: \$100.00 fee. Chairs and tables left were left out, sweeping, mopping, and surfaces cleaning was required.

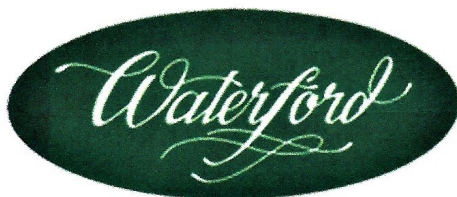
By signing below, I confirm I have read the contract and agree to the terms and conditions listed and that the rental of the Waterford Clubhouse will be used only for the purpose designated on the application. A security deposit of \$ _____ and a signed contract are required to secure rental on the event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

Print Name _____ Signature _____ Date ___/___/___

P. O. Box 54486
Lexington, KY 40555

Adkins Property Management
(859) 229-8345

Email:
adkinspm@outlook.com



WATERFORD CLUBHOUSE RENTAL TERMS AND CONDITIONS

Please review and initial the following items, signifying your agreement with each:

1. _____ I understand an advance security deposit of \$ _____, and a signed rental contract are required to secure a rental event date.
2. _____ I agree to pay \$ _____ for the rental of the Waterford Clubhouse on _____, 20 ____.
3. _____ I understand that a cleaning fee will be assessed from my security deposit if needed, and the remainder will be refunded if the facility is left in good condition. Additional charges may be assessed to the responsible party for damages, repairs, and/or replacement costs, up to or in addition to my security deposit. Waterford II HOA reserves the right to apply the deposit to make assessments for fees it deems necessary to return the facility to its original condition prior to the rental.
4. _____ I understand if rental is cancelled thirty (30) or more days prior to the event date a total refund of the rental payment will be given, and the full deposit returned. If cancelled within 11-29 days prior to the event date, only 50% of the rental payment will be refunded, and the full deposit returned. If cancelled within ten (10) days of the event date, NO REFUND of the rental payment will be given, and the full deposit returned.
5. _____ I understand a \$50.00 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 II HOA after all payment has been deposited and cleared.
6. _____ I understand that if I exceed the rental time period stated, additional charges will be assessed at a rate of \$25.00 per hour.
7. _____ I understand food and beverages may be brought into the facility, and that the kitchen is for warming foods only- not for cooking.
8. _____ 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.
9. _____ I understand the Clubhouse is a NON-SMOKING facility. No smoking on the grounds or in the parking area.
10. _____ I understand tape, tacks, and other adhesive items are not to be used on the walls, furniture or floors. Confetti and glitter is prohibited.
11. _____ I understand the use of a disc jockey or live music, inside and outside the facility is based on approval of management. Adherence to city ordinance is required. Any fines assessed by the LFUCG Police Dept. will be the responsibility of the violating party.
12. _____ 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.
13. _____ I understand that as the contract signee, I am fully responsible for the group's conduct and respect for the facility.
14. _____ I understand any Renter or group, who abuse the facility or violate rules and regulations may be removed from the facility, and future rentals may no longer be issued to the Renter/Responsible party or group.
15. _____ I understand no vehicle may be driven on any part of the front or side yards without approval of Management. Any damage to the yard will be charged to the Renter, up to or in addition to the security deposit.
16. _____ 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, licensee and/or invitees.

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

Print Name _____ Signature _____ Date ____/____/____

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