

Saddlebrook Clubhouse Rules

1. Homeowners (renter) must be in good standing with the Saddlebrook Homeowners Association to reserve the clubhouse.
2. Renter agrees to hold Saddlebrook Homeowners Association and its Board of Directors harmless from all claims, liability or responsibility for injury or property damage that may occur while this agreement is in effect.
3. The Saddlebrook Homeowners and its Board of Directors are not responsible for any personal belongings lost, stolen or left on Saddlebrook property.
4. Renter is liable for all damages incurred regardless of amount, which may include, but not limited to fixtures, furnishings and other accessories. The renter will surrender the premises in the same order and condition as they were at beginning of the function, including furniture.
5. Renter is responsible for cleaning and leaving the interior of the clubhouse and the grounds surrounding clubhouse in an orderly clean condition, including without limitations, the restrooms, kitchen area and all furniture and fixtures. Failure to follow the cleaning requirements will result to a non-refund of your deposit. Additional charges may be incurred. No tape or thumbtacks may be used for decorating.
6. Clubhouse hours are from 8:00am to 12:00am. Clubhouse is obligated to be operated under all City codes and ordinances. Maximum occupancy is 49.
7. All trash must be removed from the clubhouse and surrounding grounds and taken with renter.
8. The renter's obligation as described above shall be completed in full no later than 10:00am of the day following the rental, unless otherwise approved by the Association at the time of rental.
9. Reservations will be taken on a first-come, first-serve basis. The reservation occurs upon receipt of the rental/deposit check. There will be no verbal "holds."
10. Renter must be in attendance at all times.
11. No smoking is allowed in the clubhouse or grounds.
12. No pets are allowed in the clubhouse or grounds.
13. No candles are to be used inside or outside of the clubhouse.
14. No underage consumption of alcoholic beverages. Should the Saddlebrook Homeowners Association become aware of underage alcohol consumption, law enforcement will be notified.
15. Renter and guests agree to arrive and vacate the facility at the scheduled time or the renter will be subject to additional fees.
16. The Association reserves the right to enter the clubhouse to monitor or inspect and terminate any function should the conduct of any person using the clubhouse endangers the health, safety or welfare of any person, constitute a threat to the clubhouse or reasonably interfere with the peace and enjoyment of the residents of Saddlebrook.
17. The Saddlebrook Homeowners Association and its Board of Directors reserves the right to refuse to rent the clubhouse for any purpose it deems detrimental to or not in the best interest of the HOA members. It further reserves the right to refuse to rent to the facilities on any dates and at any time it deems inappropriate or inconvenient.
18. The Saddlebrook Homeowners Association and its Board of Directors shall not be liable for its failure to perform contract if such failure is due to, but not limited to double booking, lack of cleaning, fire

flood, earthquake, foul weather, or any emergency condition that is beyond eth control of management prevention or interfering with performance.

CANCELLATION FEE: 10% cancellation fee if not cancelled within 48 hours of reservation.

Will an outside catering service be used? _____

If so, catering company must provide proof of insurance, naming Saddlebrook HOA as an additional loss payee.

Catering Company Name: _____

Will alcoholic beverages be served? _____

I have read the above rental agreement and fully accept all of its terms and conditions. I understand that I take full responsibility for all guests and other users of the facility and premises and will comply with the terms of this agreement. I have been provided with a copy of this agreement and accept it as a receipt for my fee and deposit.

Renter's Name (Printed): _____ Date: _____

Renter's Signature: _____

Address: _____

Home Phone: _____

Cell Phone: _____

Email: _____

Please make all checks payable to Saddlebrook HOA

Rental Agreement Received and Acknowledged by Star Property Management office:

Name: _____ Date: _____