

**Villa Monterey Homeowners Association
Clubhouse Rental Agreement**

1. Persons or parties authorized to rent the clubhouse facilities are solely responsible for the conduct, activities, and control of all guests at all times. Fire regulations prohibit more than 110 occupants in the clubhouse.
2. The clubhouse may be utilized until 10:00 p.m. on Sunday through Thursday and until 12:00 Midnight on Friday and Saturday. These hours designate the times at which the facilities must be locked up for the night, with the departure of all guests from the premises prior to such hours. Clubhouse doors are to be kept closed at all times after 10:00 p.m. (Note that the pool area is closed to all persons after 10:00 p.m.) Rental of the clubhouse does not include use of the pool, spa or greenbelt area. The upper deck is available for renter use prior to 10:00 pm.
3. An infraction of the Rental Agreement may result in the following:
 - a. Immediate termination of the right to use the facilities, closing of the clubhouse and departure of all guests from the premises.
 - b. Forfeiture of the right to future use of the clubhouse facilities for a minimum period of six (6) months, or a longer forfeiture period to be determined by the Board of Directors.
 - c. **Forfeiture of the \$300.00 deposit**
4. Footwear must be worn at all times inside the clubhouse. Animals of any kind are prohibited.
5. **All trash must be taken with the renter (no items may be left inside the clubhouse or outside for pickup). THERE WILL BE AN ADDITIONAL CHARGE OF \$25.00 FOR AN INFRACTION OF THIS RULE Initial _____**
6. No barbecue cooking is allowed.
7. Upon termination of the party, the clubhouse must be left clean including the kitchen area and appliances.
8. Payment for rental shall be made in advance and is as follows:
 - a. \$25.00 for rental ending before 5:00 p.m. on Monday through Thursday;
 - b. \$50.00 for rental ending after 5:00 p.m. on Monday through Thursday;
 - c. \$75.00 for rental on Friday, weekends and throughout the month of December.
9. A deposit of \$300.00 must be paid as a separate check at the time of rental.
10. The unit owner agrees that he/she may be specifically assessed for any damages or cleaning – costs to the clubhouse resulting from the rental usage. If the \$300.00 deposit does not cover the cost of damages, a special assessment against the owner's unit for damages or cleaning may be enforced in the same manner as a regular assessment against the owner's unit to the extent permitted by law, if not paid within 30 days.

I certify that I have read the above rental agreement as well as Section 1, "Clubhouse Rules" in the Rules and Regulations and the Noise Management policy on the reverse and will abide by all these provisions.

Date: _____ Date of Event _____

Signature of Clubhouse Renter: _____

Printed Name of Clubhouse Renter: _____

Signature of unit owner if Clubhouse Renter is a tenant: _____

Villa Monterey address: _____

Addendum to Villa Monterey Homeowners Association (VMHOA) Clubhouse Rental Agreement

Noise Management

Due to the close proximity of a number of residences, we ask that clubhouse renters be considerate of these residents and keep the noise from their parties to a minimum starting at 10:00 p.m. Please read the following and indicate by signing, that you have read, understand and agree to abide by the clubhouse rules.

VMHOA Clubhouse rental rules include the following:

- **Renter and their guests are to be inside the clubhouse after 10:00 pm.**
- **No guests are to be outside the clubhouse, the doors are to be closed and no noise should be heard by the residents of VMHOA outside the clubhouse after 10:00 pm.**
- **By midnight (Friday & Saturday), all guests and renters are to be out of the clubhouse.**

Residents are advised to contact the patrol service and/or the police for noise complaints regarding the clubhouse.

If clubhouse renters are not compliant in eliminating the noise and keeping guests inside the clubhouse, the patrol service will be authorized to send all guests home and end the party. Also, if violations resume after the patrol service leaves the premises and are called out a second time, the patrol service has been instructed to send all guests home, regardless. The renters will be charged for the patrol service's fee to return to the property.

Renter's Initials _____