

The Edgewater Village HOA Clubhouse Rental Agreement

The Edgewater Village Community Clubhouse can be rented to host meetings and small social gatherings.
The clubhouse is equipped with Wi-Fi, a kitchen (microwave, fridge), (8) 8 foot rectangle tables with covers and 40 chairs.
The Clubhouse may be rented between the hours of 10am and 11:30pm.

Homeowner Contact Information

Resident Name:

Street Address:

Phone:

Email Address:

Event Information

Event Date:

Event Start Time:

Event End Time:

Event Description:

Note: Maximum Occupancy per Tamarac City is 65 PERSONS.

Rental Fees

Security Deposit \$150 Check# _____

(Make Checks Payable to "Edgewater Village HOA")

Rental Fee \$100 Check # _____

Important Policies

Initials

The clubhouse rental **NEVER** includes the use of the **POOL**.

No smoking is permitted in the clubhouse.

The facility must be cleaned as found. All decorations and trash must be removed, or we will charge the fee that the cleaning company charges to clean.

THE EVENT MUST BE FINISHED BY 12:00AM

If any damage is in the excess of the deposit fee, unit resident understands that he/she will be held personally liable to the Association for all costs to repair/replace damaged items.

The homeowner renting the clubhouse is always, fully, and completely responsible for their actions and those of their family, guests, and invitees.

Agreement

I agree to the terms listed above and understand that any damage to the property will result in forfeiture of my deposit.

Resident Signature:

Date:

Mail to: Phoenix Management Services Inc.
C/O Edgewater Village HOA
4800 N State Road 7, Suite 105
Lauderdale Lakes, FL 33319
Email to: edgewater_hoa@outlook.com
Fax to: 954-640-7080

HOA will officially reserve the facility subject to availability upon receipt the security deposit,
Rental fee along with the signed rental agreement.

Rental Policy Information

Hours: The facility may be rented Monday – Sunday 10am to 11:30pm. **The event must be finished 12:00am** without prior approval from the HOA management company. Please allow yourself appropriate time for setup before the event and cleanup after your event.

Rental Agreement: To reserve the Edgewater Village Community Clubhouse, a Facility Rental Agreement must be completed, signed, and returned to Phoenix Management Services. **Residents MUST be current on their homeowner dues to rent the facility.**

Rental Fees: All rental fees and refundable security deposit are due at time of applications (2 separates checks).

Security Deposit: All rental applicants must pay a security deposit of \$150.00. The deposit is refundable if the facility is left clean and there is no damage to furnishing or equipment. Any cost incurred in cleaning or repairing the facility will be deducted from the deposit. Should damage exceed the deposit, the association will resort to legal remedies, including a lien on homeowner's property. The decision of whether the deposit shall be refunded is solely up to the Edgewater Village HOA and will not be refunded until the facility has been inspected by an Edgewater Village HOA Board of Director representative.

Reservations: Clubhouse reservations are "first come, first served" with priorities given to Edgewater Village Homeowners Association functions. A completed reservation form and both subsequent checks are to be received by the HOA management Company to finalize a reservation.

Reservation Status: A rental reservation is considered binding after the facility rental agreement has been signed by the rental applicant and approved by the HOA management company. Renter will receive confirmation and instructions how to get into the clubhouse and set up the air conditioner.

Personal Property: The Edgewater Village HOA is not responsible for any valuables or personal property left on the premises.

Cleaning: The facility **MUST** be cleaned, all decorations and trash must be removed, and the facility must be vacated by the end time indicated on the Facility Rental Agreement. The rental application is responsible for removal of all personal articles, including leftover food, decorations, etc., and removing all trash from Clubhouse. All tabletops, chairs, counter tops, and any appliances used must be wiped clean. All appliances and lights need to turn off, all doors/windows locked. Rental Applicant shall spot mop any spills and sweep the floor if needed. If it is becoming necessary for HOA to do an extensive amount of cleaning, there will be a corresponding deduction from the security deposit, as determined by the HOA. **We have 90 gallons plastic bags available in the storage room for you to use if it is needed.** Once you pick up the trash, you can place the bag in the green garbage bin or next to it so the cleaning people take them out for Waste Management picks up.

Care of Premises: Neither renter nor its guests will cause damage to the premises or permit anything to be done whereby the premises will be in any manner injured, marred, or defaced. Renter will not make or allow to be made any kind of alterations to the premises. Special care must be taken in the moving of furniture to prevent damage to walls and floors. Nothing must be allowed to drag across the surfaces. No portion of the sidewalk, entries, passages, fire exits may be obstructed by renter, their guests, or representatives, or used for any other purpose other than ingress or egress from the premises.

Required Signature:

I have read all the rental policy information and by signing below, I agree to comply with the provisions of this rental agreement.

Renter(s) on behalf of himself, his heirs, successors and assigns, agrees to indemnify, defend and hold harmless the Manager and the Association and their respective officers, directors, shareholders, agents, members, successors, and assigns against any and all claims, demands, damages, costs and expenses, including reasonable attorney fees arising from the user of the facilities, including the building and sidewalks adjoining same, by the Renter(s), his or her guests, and invitees, or as result of any activity including consumption of alcohol or other intoxicating substances, engaged in by an such person while using the facility. In the event any action or proceeding is brought against the Manager or the Association, their respective offices, directors, shareholders, agents, members, successors, or assigns by reason of any such claim, renter(s) covenants and agrees to pay all costs of defense of such action of proceeding by council satisfactory to the manager and the Association.

Board Member Signature: _____ Board Member Name: _____

Date: _____

The Edgewater Village HOA reserves the right to refuse application for good cause or to revoke the rental applicant's permit privileges. If this occurs, we will attempt to notify you as soon as possible.