

WINDSONG CONDOMINIUMS CLUBHOUSE RENTAL AGREEMENT

NOTE: By Board Resolution, the clubhouses are not available for rental on the following regular holidays: New Year's Eve and Day, Memorial Day, Easter, 4th of July, Labor Day, Thanksgiving, Christmas Eve and Day.

1. I, _____, hereby make application for the rental of the:

East Clubhouse (45 person capacity) West Clubhouse (30 person capacity)

Date: _____ Start: _____ A.M. P.M. (circle one)

End: _____ A.M. P.M. (circle one)

As the owner of the unit, I am aware that I am responsible for compliance with the rules below and am further aware that damages or fines that occur as a result of this clubhouse rental that exceed the \$200.00 deposit may be charged to the unit.

For Absentee Owners Only: I am granting my tenant/renter, _____, who resides at my Windsong Condominiums unit # _____, permission to rent the clubhouse and am aware I am responsible for all activities, costs, and rules noted below for this rental. _____ initial

1. I enclose herewith:

One check for the rental fee (\$55.00 for Friday, Saturday and major holiday rentals and \$40.00 for Sunday through Thursday rentals),

One check in the amount of \$200.00 as a deposit.

Both checks and this completed form must be at CPMG a minimum of 7 days prior to the event date.

2. I understand that:

A. The clubhouse is available for rental only by residents of Windsong.

B. The authorized renter **MUST BE PRESENT** at all times while guests are in the clubhouse.

C. The authorized renter will be in attendance while renting the clubhouse. **I understand children are to be supervised at all times. Estimated number of children to be present: _____**

D. Any event held in the clubhouse on Sunday through Thursday will end and clean up completed no later than 10:00 P.M.; or if on Friday or Saturday no later than 12:00 A.M. I will vacate the clubhouse by the above designated time. Should that fail to occur, my deposit will be forfeited.

E. This rental does not include use of the pool or the pool facilities and the event will in no way inhibit access to the pool or the bathroom facilities that are located inside the clubhouse. **Neither my guests nor I will access the pool or jacuzzi during the event.**

F. Guests at the Clubhouse will not exceed the above listed capacity.

G. Guests will park in areas designated as "OPEN" parking only or on Florida or Arkansas. \$25.00 will be charged to the unit renting the clubhouse for EACH guests' car parked illegally during the rental.

- H. **Smoking is prohibited in the clubhouse.** Ashtray must be moved to outside the front door of clubhouse when being used, then emptied and put back in the bathroom entryway.
- I. I am to ensure that no music will be played loud enough to be heard outside of the clubhouse and that the event will in no way disturb the peace and tranquility of the other residents. **Use of DJ's, sound systems, and electric instruments is not permissible.**
- J. I, not the Homeowners Association, am liable for any loss, theft, injury, accident, etc. resulting from the use of the Clubhouse and that I am responsible for and will assume liability for the actions of my guests at this event.
- K. I will meet with a representative of the Association before and after the above rental period to verify the condition of the facility. I will be given the keys at the meeting prior to the rental and will return the keys at the meeting after the rental.

3. I further understand that violations of these rules can result in loss of homeowner's deposit:

- A. I will clean the clubhouse so as to return it to the condition it was in prior to my having rented it, such "condition" to be determined at the sole discretion of the agent of the Association.
- B. Decorations are not to be attached to any window treatments. Use of nails on any surface is prohibited. Glitter will not be used for decoration.
- C. I will assume responsibility for any and all damage to the Clubhouse; that my deposit will be used to defray any and all costs that are incurred to repair such damage and further that I will be responsible for any and all costs that are incurred in repairing damages in excess of my deposit.
- D. If any of the keys to the Clubhouse are lost, all of the locks will have to be changed and costs for this expense will be deducted from my deposit.
- E. If the Board of Directors, at its' sole discretion, determines that the event has caused a disturbance, my deposit may be forfeited and future Clubhouse privileges may be suspended. Such forfeiture is dependent upon the outcome of any appeal that I may choose to lodge with the Association's Board of Directors.
- E. Cancellations must be made at least 3 business days ahead of my reservation or my rental fee may be forfeited.

I, the undersigned, have read and agree to comply with the Windsong Rules and Regulations pertaining to the rental of the clubhouse and accept full responsibility for any damage and/or problems that might be caused by my guests, including improper parking, unruly behavior or any sort of violation of the Association's Rules and Regulations. Any breach of these rules may result in full loss of deposit and prevent future rentals.

Homeowners Signature: _____ Unit: _____

Home Phone: _____ Work: _____

Renter's Signature (If Applicable) _____ Renter's Phone _____

Date: _____

Return To: Colorado Property Management Group Fax To: (303) 671-6430
 Attn: John Wolfrum 2620 S. Parker Road, Suite 105 Aurora CO 80014

Contact John Wolfrum at 303-671-6402, ext. 18 for availability and information.