

Shadow Lake
Clubhouse Rental Agreement
(REVISED JUNE 2007)

This Agreement between the Shadow Lake Association and Shadow Lake Association Member, for the rental of the Shadow Lake Clubhouse, for a private function, shall be in accordance with the Rules and Regulations and are a part thereof.

Requested by: _____

Home Phone: _____ Work Phone: _____

Address: _____

Date of Function: _____ Time: From _____ To _____

Purpose of Rental: _____

Estimated Number of Guests: _____ Note: Clubhouse Capacity is 65

Association Member will: Serve Food (Y) (N) / Alcohol (Y) (N)
(Note: Alcohol is not to be sold on the premises at any time)

Use Kitchen (Y) (N) Dancing (Y) (N)

If "yes" state type: (Band, DJ, Stereo, Etc.) _____

All requests are subject to approval of the Homeowner Association's Manager. Reservations will be granted on a first come basis.

The Association Member making the reservation must be in attendance for the **ENTIRE** duration of the function and is responsible for the conduct of all guests.

The Association Member and/or guests are **NOT** permitted in the pool area or exercise room during a function. Also, guests are **NOT** permitted in the lake area unless accompanied by the Association Member.

Events may not begin before 12:30 p.m. except with prior consent of the Clubhouse Coordinator. Outside activities related to the Clubhouse rental must cease at dusk. Activities inside the Clubhouse must end no later than 1 a.m.

All guest cars must be properly parked in the parking lot **only**, and the area clean of any party related debris after the function.

The Association Member is responsible for cleaning after use. Cleaning is to be in accordance with the "Cleaning and Usage Checklist. **All garbage must be removed and not put in the community cans, located at the Clubhouse.** Any trays, decorations, etc., must be removed from the premises at the conclusion of your cleaning. Charges for unacceptable conditions not listed in the cleaning checklist will be added if they occur. Cleaning must be completed and the

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key returned before checkout time at 10:00 a.m. the morning after the function or by other arrangements made with the Clubhouse Coordinator.

CHECKS SHOULD BE MADE PAYABLE TO "SHADOW LAKE"

RENTAL: \$60.00 plus a \$100.00 Security Deposit

The rental fee and the security deposit must accompany this application. The security deposit will be refunded within five (5) business days after the event, provided the Association Member has cleaned the Clubhouse and surrounding area as indicated on the checklist, no damage or loss has occurred, and there have been no infractions of the Clubhouse rules. For non-compliance, the Clubhouse Coordinator and the Board of Directors shall have jurisdiction over all disagreements in the matter. Appeals may be made to the Board of Directors.

Note: Any infractions of the Shadow Lake Clubhouse Policy, the Rules and Regulations, or disturbances created as a result of the function will require the Association Member to appear before the Board of Directors for approval of any future reservations. The Board of Directors has the right to suspend privileges of any Association Member who has, in the opinion of the Board, abused the Shadow Lake Clubhouse Policy and/or Rules and Regulations in this agreement. An automatic 60-day non-use penalty will be imposed at the time of said infraction or damage, until the matter can be brought before the Board for their decision. If there is property damage in excess of the deposit, the Board reserves the right to bill the Association Member for the damage and to recover the funds.

I understand and agree to abide by the Shadow Lake Clubhouse Policy and Rules and Regulations. I understand that I am responsible for any loss or damage to the Clubhouse property, which may occur as a result of this function.

This AGREEMENT entered into on (Date): _____

Signature of Shadow Lake Association Member: _____

Approved by Clubhouse Coordinator: _____

Clubhouse Coordinator:
Cheryl Hussung
224 Misty Cove Way
441-5390

Alternate 1:
Carol Wilson
168 Hidden Ridge
441-2660

Alternate 2:
Kathie Turin
635 Lake Watch Court
781-3247