

ARBOR GRANDE

LAKEWOOD RANCH

**ARBOR GRANDE MASTER POA
12220 Terracotta Drive, Lakewood Ranch FL 324211
PRIVATE EVENT RENTAL AGREEMENT**

Today's Date: _____

Name: _____

Address: _____

Home Phone: _____ Alternate Phone: _____

Email Address: _____

Date Reserved: _____ Time Reserved: _____

(5 HOURS – includes set up, event and clean-up)

Type of Event: _____ Number of Guests: _____

Gathering Area Rental Fees

Any group of 6 or more will be deemed as private party and must adhere to the following guidelines:

Reservations are Required. No person under the age of 18 may reserve this facility.

Rental MUST end by 11:00 PM for Clubhouse area. Veranda area follows set pool closure time.

Club House, Rear Patio & Green Room.

- Club Room:** \$100 Rental Fee – Security deposit: \$200 Includes outdoor patio area directly connected to the Clubhouse. (Maximum 60)
- Outside Lawn:** \$75 Rental Fee – (Maximum Capacity 60)
- Clubhouse/Pavilion Combination** \$150 Rental Fee – Security Deposit: \$200 (Max 80)

Pavilion Includes Use of Pool Area But NOT Exclusive Use of Pool.

- Pool Pavilion** Rental Fee \$75 – Security \$100 (Max 30)

Additional Hourly Fee:

ADDITIONAL HOURS ARE ALLOWED AT A RATE OF \$50 Per hour after 5 hours

\$100 Deposit: Date Received: _____ Check #: _____ Date Returned: _____

Rental Fee: Amount: \$ _____ Date Received: _____ Check # _____

Staffing Fee: Amount: \$ _____ Date Received: _____ Check # _____

Overage Penalty Fee: Amount deducted from deposit: \$ _____ Deposit balance refunded: _____

Make Payments to Arbor Grande Master POA

Serving Alcohol: If alcohol is to be served, a licensed, insured, third-party vendor must be obtained at the renter's expense. A copy of the vendor's alcoholic beverage license and Certificate of Insurance (COI) must be presented to management prior to the event. Arbor Grande Master POA c/o Evergreen Lifestyles Management 8374 Market Street #458 Lakewood Ranch, FL 34202 must be listed as an additional insured on the COI. It is the undersigned's responsibility for any and all actions of the guests and invitees.

SIGNATURE REQUIRED: x _____

- Renting the space of the Gathering Areas for profit-making motives is prohibited. _____
- Any person responsible for the reservation of the Gathering Areas must be present at the function during the entire period of the reservation. _____
- Your reserved rental time includes your set up, the event and post event clean up. _____
- Please **DO NOT** COME EARLIER THAN TIME SPECIFIED. _____
- The facility shall be left in the same condition it was found prior to the event (i.e., vacuum, sweep, mop, clean table tops/counters/windows, clean out and wipe down the refrigerator/freezer/microwave, check restrooms and take any trash to dumpster). _____
- **Renter must supply all kitchen products.** This includes: plates, napkins, cups, paper towels, etc. Club will supply approved cleaning supplies and garbage bags. _____
- Glitter, confetti, rice, birdseed and potpourri are not allowed at the Club of Arbor Grande facility. _____
- The Club does not provide any additional tables and chairs to be used at your event. _____
- Furniture may be moved or rearrange appropriately but must be returned to its original placement. _____
- Tacks, adhesive putty, scotch tape or any other wall damaging material will not be permitted for decorating purposes. You may use blue painter's tape for wall hangings and decorations. _____
- Inflatable items such as slip n' slides and bouncy houses are only allowed in the OUT DOOR AREA. _____
- Liability insurance coverage and licensing may be required by the MPOA for certain events, on a case by case basis. If liability insurance coverage is required, Arbor Grande Master POA, Inc. is to be named on these policies as an additional insured party. _____
- ALL GUESTS AND MINORS MUST BE SUPERVISED BY AN ADULT RESIDENT AT ALL TIMES. _____
- Other residents and their guests are still permitted to use the other amenities during a rented event. _____
- I agree to give notice of cancellation at least 48 HOURS in advance or my Security Deposit will be forfeited. _____
- I agree to pay the Private Event Room Rental Fee prior to the start of my event. _____
- We do not adjust the air conditioning or heat. Except in extreme conditions _____
- At the end of my event, I must check-out with a staff member to perform a walk-through of the rented area to determine, if it was returned to the condition it was found. _____

- All Sounds emanating from the Gathering Areas shall be maintained at such volume as to not become a nuisance or unreasonable annoyance to owners near the facility_____ Music is not allowed in outdoor spaces_____
- All guests and minors must be supervised at all times. _____
- Candles are allowed only for the use of Birthday Cakes No other candles are allowed_____
- I understand that I am responsible for any damage to personal property, or change in the condition of the facility, including restrooms, caused by my guests or event.
- I understand that the rental does not include USE OF THE FULL FACILITY. The use of the pool facilities and all other amenities are not included in the rental. _____
- Renter must assign a person to let guests into the gathering area for the party____ The Pool Gate is NOT to be held open.
- I understand failure to uphold any portion of this agreement may result in forfeiture of my \$100 Security Deposit, as well as, any costs incurred in excess of the deposit amount. Furthermore, I understand I may lose all privileges, if the above regulations are not followed. _____

To the extent permitted by law, each individual reserving the use of Arbor Grande Master Property Owners Association, Inc.'s (the "MPOA's") facilities agrees to indemnify and hold harmless the MPOA and its amenity management firm, and the respective officers, agents and employees of each, from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death or property damage of any nature, arising out of or in connection with, the use of the MPOA lands, premises and/or facilities, including litigation or any appellate proceeding with respect thereto. To the extent permitted by law, the MPOA and its agents, employees and officers shall not be liable for, and the user hereby releases all claims for, injury or damage to, or loss of, personal property or the person, sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the MPOA's lands, premises and/or facilities. The undersigned resident hereby acknowledges that they will abide by all applicable policies, rules and regulations pertaining to the use of the facility.

ATTORNEY'S FEES. In the event an action is instituted to construe, interpret or enforce any of the provisions of this Agreement, or to declare the rights of a party hereunder or the successor or assignee of a party hereunder, the party prevailing in such action shall be entitled to recover from the other party thereto, as part of the judgment, reasonable attorney fees and paralegal assistant fees and costs, whether incurred before, during, or at trial, on appeal, or in any mediation, arbitration or administrative proceeding.

I HAVE FULLY READ AND UNDERSTOOD ALL OF THE ABOVE RULES AND REGULATIONS CONCERNING MY FACILITY RENTAL AT THE CLUB AT ARBOR GRANDE. ANY VIOLATIONS OF THE RULES OF THIS AGREEMENT OR THE FACILITY RENTED WILL CAUSE THE UNDERSIGNED TO LOSE ALL OR A PORTION OF THEIR SECURITY DEPOSIT MONIES.

If any portion of the Security Deposit is deducted, a letter of explanation concerning the withholding of any funds shall be forwarded to me within fourteen (14) days.

Renter's Signature

Arbor Grande Club Director

Date:_____

Date_____