

THE PARKS AT CEDAR GROVE
CLUBHOUSE LEASING AGREEMENT AND APPLICATION

All applications must be submitted to Management no less than two weeks prior to the date of the requested event. A Clubhouse Leasing Agreement is not a guarantee of Clubhouse rental. Rental fee, cleaning fee, and chair fee (if applicable) must be submitted along with a completed leasing agreement and application. Once all criteria are met and fees are received, reservation will be confirmed and homeowner will be notified.

**The Clubhouse closes at 10:00p.m. Sunday – Thursday
11:30p.m. Friday and Saturday evenings**

NAME: _____ DATE: _____

ADDRESS: _____

PHONE #: (H) _____ (W) _____ (C) _____

DATE REQUESTED: _____ NUMBER OF GUESTS: _____

TYPE OF ACTIVITY: _____ ESTIMATED # of adults: _____

HOURS REQUESTED: _____ ESTIMATED # of children (minors under 18): _____

TYPE OF ENTERTAINMENT: ☐ None ☐ Stereo ☐ DJ ☐ Other

(If checked "Other" please provide details on back of form)

USE OF FIREPLACE: ☐ Yes ☐ No

Door Code Provided by AMP: _____

REQUIRED FEES:

_____ Check Number: _____ **\$275.00 NON-REFUNDABLE RENTAL FEE/ \$150.00 refundable deposit. Chairs are included in this rental rate. \$150.00 rental fee and \$125.00 cleaning charge and \$150.00 refundable deposit.** I hereby submit one (1) checks totaling **\$425.00** (and chair rental fee if applicable) for the use of **The Parks at Cedar Grove Clubhouse**. I understand that the amount of **\$275.00** is a non-refundable usage fee and cleaning charge. I agree to leave the Clubhouse to a satisfactory condition. Garbage to be placed in outdoor receptacles, no food or drink left on floors, tables or in the clubhouse, floors must be swept and debris free, and all decorations must be removed from the clubhouse.

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Please make your check payable to **The Parks at Cedar Grove Community Association, Inc.** (hereby referred to as the "Association") and mailed, or paid on the portal, along with this Agreement, to **Association Management Professionals, Inc. ATTN: The Parks CLUB HOUSE – P O Box 1706, Douglasville, Ga 30133.**

The Parks at Cedar Grove Common Areas and Clubhouse are under 24-hour video surveillance and recording!

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Clubhouse Usage

I am an Owner in **The Parks at Cedar Grove Community** and a Member of the Association ("Owner"). I am 21 years old or older and agree to pay the fees described herein above. I am a member in good standing. I accept responsibility for safeguarding the facilities and will be present during the event at all times.

I understand that the Clubhouse is for the private usage of the Owners at The Parks at Cedar Grove Community. The Clubhouse is for adult activities or supervised youth activities. A minimum of one (1) adult per four (4) minors is required.

I agree that any special equipment must be provided by me at my own risk and expense. I understand that I must not make any commitments to caterers, etc. until I have received written authorization from the Association confirming that the date requested has been approved. If in the event I, as Owner, and/or guests, family agents, or invitees violate this Agreement, I understand that this may result in the loss of deposit, additional liability, and/or suspension of my ability to use the facilities in the future.

I, the Owner expressly agrees to defend, indemnify and hold harmless the Association, its members, directors (past, present and future), the Declarant (if Class "B" membership still exists), its agents, servants, employees, and all those working in concert with the Association from and against any and all claims for loss of, or damage to property, or injury to or death of person or persons resulting from or arising in any manner out of the Member's (including but limited to its guests, family, agents, invitees and/or those on the premises) use, operation or possession Agreement. The Member shall also assume all costs of litigation, including attorney fees, to indemnify the Association, its members, directors (past, present, and future), the Declarant (if Class "B" membership still exists), its agents, servants, employees and all those working with the Association.

It is also agreed that the Association will not be responsible for any personal property of the Owner and/or guests, family agents or invitees. I, the Owner, understand, and fully accept responsibility for the clubhouse facility upon receipt of the clubhouse key until it is returned to the proper personnel.

I, the Owner understand that there is an extra charge to use the chairs stored at the Clubhouse, and am responsible for paying for them along with the rental reservation fee and security deposit/cleaning fee. Payment for the chairs can be added to the rental fee check.

I, the Owner, understand that some or all of my security deposit will be withheld if these instructions are not followed, and if any damage is done to the Clubhouse and bathrooms during the time the key is in my possession. If damages exceed the security deposit amount, I will be held responsible for all repairs.

Alcoholic beverages may be served to guests; however, applicable state and local laws must be obeyed. If the Association has reason to believe that the Clubhouse is in any way being used to violate any federal, state or local laws or ordinances, or if the conduct of any person at the Clubhouse endangers the health, safety or welfare of any person at the Clubhouse or other property of the Association, then the Association shall have the right to terminate the use of the Clubhouse and to instruct all persons to immediately leave the Clubhouse and the Association's Property.

Further Acknowledgements

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Please read and Initial Every Line

- _____ I agree that I will abide by the rules governing alcoholic beverages, as outlined above.
- _____ No smoking is allowed inside the Clubhouse or on the Clubhouse deck.
- _____ I agree that the rental of the Clubhouse constitutes only the use of the Clubhouse itself and does not include use of the pool facilities or tennis courts during said event by me, my family, guests, and/or invitees.
- _____ I agree to the Usage / Cleaning Fee summary as outlined above.
- _____ I agree to the Clubhouse Usage summary as outlined above.
- _____ I understand that according to the Fulton County fire laws, there may be no more than _____ guests in the Clubhouse at any one time.
- _____ Noise levels must be kept in check so that neighbors are not disturbed either by music or noise coming from the Clubhouse area or from guests arriving or departing the Clubhouse.
- _____ I assume all responsibilities, risks, liabilities and hazards incidental to the activities applied for and hereby release and forever discharge the Association, its Officers, Directors, Employees, Agents and Members, present, past and future for any and all claims, costs, causes of action and liability for personal injury or death and damage to or destruction of property arising of my use of the Clubhouse, it's appurtenances, or the Premises.
- _____ I agree to indemnify and hold harmless the Association, its Officers, Directors, Employees, Agents and Members, present, past and future from any and all claims, charges, costs, causes of action, damages and liability (including but not limited to attorney's fees) for any injury, to either person or property, suffered by me, my family members, employees, agents, servants, guests, invitees, or any member of the Association which arises from or is in any way related to the use of the Clubhouse.

I hereby unconditionally agree to the above.

Name of person(s) renting clubhouse (please print)

Address of Renter

***SIGNATURE OF OWNER/MEMBER
AUTHORIZED TO RENT THE CLUBHOUSE***

DATE