

CLUBHOUSE USAGE/RENTAL AGREEMENT

I. RATES:

Security Deposit—Damage/Theft (refundable deposit) **\$75.00**

(Note: Definition of non-personal/commercial use is at the discretion of the Board. However, non-personal use is basically viewed by the Board as being used by a homeowner for any kind of profit purposes; or by an unusually large group of people; or using facilities for skills or subjects basically common to commercial enterprise environments; or receiving of support from advertisers or vendors, etc.)

II. POLICY:

USAGE REQUIREMENTS

The Clubhouse cannot be used or rented by non-homeowners. Homeowner who signs up to use Clubhouse accepts full responsibility for any damage to the Clubhouse or grounds during use and is required to supervise, and be on site, at all times during the event.

The attached **RIVERBEND CLUBHOUSE RULES AND INFORMATION** sheet is to be reviewed prior to use and adhered to.

SECURITY DEPOSIT

No date will be confirmed until the **\$75.00** Damage/Theft deposit is paid. This amount shall be in the form of a check which will be held in abeyance. The check will be returned after the Clubhouse has passed the post usage inspection. However, if during the post inspection it is determined additional cleaning, removal of debris is required, or damage is observed and the user has yet to correct the situation the check will be deposited immediately. Otherwise, this check will be returned when the keys are returned.

Any damages or other expenses, including misrepresentation of usage on this application, that cause additional expenses to the Association in excess of the deposit will result in a Special Assessment to the homeowner involved. If payment is not made court relief will be sought.

USAGE FEES

All fees will be due 48 hours prior to the time of usage/rental request unless special circumstances exist and an agreement has been reached with the Association Board. Commercial usage/rental fee will be deposited immediately. Any checks returned for NSF will require cash replacement in addition to a **\$25.00** NSF fee, prior to use of the Clubhouse.

CLUBHOUSE

The key may be picked up at the Management Company or designee 48-hours prior to usage date and must be returned 48-hours after the event unless prior arrangements have been made.

Current Management Company:

GASTON WILKERSON ASSOCIATION SERVICES
100 WASHINGTON STREET SUITE 200
RENO, NEVADA 89503
775-323-4355 FAX 775-323-4356

CLUBHOUSE RENTAL AGREEMENT

USAGE OF CLUBHOUSE DOES NOT INCLUDE USE OF POOL OR POOL AREA

_____ Day of Use	_____ Number in Party	_____ Type of Party
_____ Time of Arrival	_____ Time of Departure	_____ BBQ (yes/no)
_____ Security Deposit		_____ Usage Fee (Non-Refundable)
_____ Signature of Property Manager		_____ Date Deposit Received

I HAVE READ THE ENTIRE RIVERBEND CLUBHOUSE RENTAL AGREEMENT. I FULLY UNDERSTAND THAT SHOULD I FAIL TO ABIDE BY THESE GUIDELINES MY FULL DEPOSIT IS SUBJECT TO FORFEITURE.

_____ Signature (Homeowner Only)	_____ Date
_____ Street Address	_____ Telephone Number
_____ City, State & Zip Code	

REMEMBER THIS IS YOUR CLUBHOUSE!

DEPOSIT REFUND

_____ Signature of Homeowner	_____ Amount Received	_____ Date
_____ Signature of Management Company or Board Member		