



ROSEWOOD COMMUNITY ASSOCIATION

CLUBHOUSE LEASE AGREEMENT

This Lease Agreement is hereby entered into on _____, 20____, between Rosewood Community Association, Inc. and _____ for use of the Community Clubhouse located at 7011 Rose Lake Circle, Douglasville, GA 30134. Clubhouse is to be used for the purpose of _____ on:
Date: _____; Time: _____ m. to _____ m. Homeowner's address is _____; Home phone number is _____; Work or alternate phone number is _____.

CLUBHOUSE USE REQUIREMENTS

Occupancy maximum capacity of the Clubhouse on combined floors is 85 persons.

A. Requirement & Restrictions:

1. The lessee is responsible to leave the Clubhouse, pool and the parking lot in the same condition as it was in prior to use by the lessee.
2. The lessee is entitled to inspect the Clubhouse prior to use on the day prior to scheduled event. The condition of the clubhouse will be inspected following the scheduled event by the lessee and an officer of the association.
3. The cleanup must include, but not limited to, removal of all rental and catering equipment, removing visible trash or stains from the carpet, sweeping the floors, clearing all trash, wiping off fixtures and railing and returning furniture to proper positions.
4. All trash must be removed from the premises, placed in bags and discarded in the outside trash receptacle for pick-up by county. Any overflow of trash not stored in trash receptacle must be removed by lessee.
5. This is a smoke-free clubhouse. Any evidence of smoking in the facility will result in additional fees and loss of privilege. There shall be no burning of candles inside or outside of the facility.

B. Lessee Responsibilities:

1. Lessee must be current on his/her homeowner's dues and confirmed by treasurer before allowed to reserve clubhouse.
2. Any use of the clubhouse must be strictly in accordance with all applicable Rosewood Community Rules and Regulations as well as all bylaws, laws and ordinances of Douglas County and the State of Georgia.
3. The lessee will be held responsible for the conduct of his/her guests.
4. Any disturbance resulting in a legitimate complaint will be cause of the immediate termination of the lessee's use of the clubhouse. Future use of the clubhouse by the lessee, if granted, will be subject to any special security provisions deemed necessary by the Board of Directors.
5. The lessee agrees to hold harmless the Rosewood Community Association, Inc. and its management from any and all liabilities and actions by the lessee and his/her guests resulting from the use of the clubhouse and its facilities. Rosewood Community Association, Inc. and its Board or officers will not be held responsible for any loss or damage to any personal property of any kind.



- 6. Any sale or resale of alcohol is strictly prohibited.
- 7. If there are two or more events scheduled on the same day, there must be a 2-hour gap between events.
- 8. Access to the building is permitted no more than four hours prior to the event to allow for any deliveries or setup. Once you establish a time for access, please be on time. There will be a 15-minute grace period given after which you must reschedule.
- 9. The premises must be vacated no later than 12:00 a.m.

C. Financial Considerations:

- 1. This agreement will not be considered effective nor will the lease date be reserved until receipt of a use fee has been received. A \$150.00 fee is due at the time of execution of this agreement.
- 2. Lessee may cancel the reservation and use fee shall be returned if notice of cancellation is received no later than 3 days prior to date of event.
- 3. There is a \$125.00 deposit required at the time of execution of this agreement as a damage deposit. Deposit must be in the form of money order or cash. This deposit may be applied against any damages, discrepancy or violation. In the event that the lessee leaves the facility in a condition that requires more than standard re-inspection, the lessee will be liable for hourly charges for time expended connection with redemption efforts concerning the facility. This may include, but is not limited to contractor coordination, subsequent inspections, accounting procedures, cleaning, etc. Rates charged are currently \$35.00 per hour. The lessee agrees to pay for any damages to the property that occurred during use of the property.

This fee is refundable upon inspection of the premises and no damage is noted. Payment of this deposit shall be made by separate funds and will be held until inspection has been completed.

- 4. If kids' outside blow-up equipment/jumpers are to be utilized for your event, there will be an additional fee of \$25.00.
- 5. A gate access code can be assigned for your event should you request one. This must be done at the time of the execution of this Agreement.

I have read the above Lease Agreement and will abide by all stated requirements. I understand that any discrepancy, damage or violation of these requirements by myself or any of my guests may result in the loss of my deposit, immediate termination of my privileges under this lease, additional charges and/or suspension of my future use privileges.

Dated: _____

Lessee: _____ Board Officer/Member: _____

Use Fee received: _____ Deposit received: _____



INSPECTION CHECKLIST

Please initial at each item.

Upstairs:

Flooring Clean _____ Comment: _____

Walls Clean _____ Comment: _____

Windows Clean _____ Comment: _____

Bathrooms Clean _____ Comment: _____

Downstairs:

Flooring Clean _____ Comment: _____

Walls Clean _____ Comment: _____

Kitchen Clean _____ Comment: _____

Bathrooms Clean _____ Comment: _____

No tape or adhesive shall be used on any of the walls.

Signature