

Cambridge Homeowners Association Clubhouse Rental Agreement

Renter's Name _____	Date of Rental _____
Address _____	Total Adults / Kids _____
City, State, Zip _____	Guests using the Pool _____
Home Phone _____	
Cell Phone _____	Rental Fee (\$100 or \$200) _____
Function _____	Pool Guest Fees (N/A or \$25) _____

_____	Total Fees

The Cambridge Clubhouse located at 8501 Cambridge Commons Drive in Charlotte may be rented for private events. Cambridge HOA functions will take precedence over all other events. Rentals will be made to Cambridge Homeowners who are in good standing, with respect to dues, fines, assessments and applicable covenants. Rental fee is \$100 for a Cambridge resident and \$200 for a non-Cambridge resident. In addition, a \$150 deposit is required for all rentals. Rental fee and Deposit must be in the form of two different checks written to Cambridge HOA. Cancellations must be made 30 days prior to rental or will result in forfeiture of the rental fee.

The Clubhouse occupancy is 50 people. Rentals are from the hours of 10:00am to 11:00pm, with 11:00pm to 11:59pm reserved for cleanup. The Clubhouse is protected by an alarm that is automatically controlled. Renters should not enter the Clubhouse before 10:00am and must leave by 11:59pm. Any renter who sets off a false alarm will be liable for any county or city fees associated with the false alarm.

The Clubhouse and bathrooms are non-smoking. No pets are permitted. The renter acknowledges that the Clubhouse is under 24 hour video surveillance. Cambridge HOA reserves the right to refuse rental to anyone without cause. The renter must be 21 years of age and remain on site for duration of rental. Clubhouse rentals for adolescent functions will require one (1) adult for every five (5) adolescents. The renter assumes all liability for damages cause by their guests. All kitchen equipment is to be used by adults 21 years of age or older and in accordance with manufacturer recommendations.

All coin operated games must be used properly. The television has been set up to work with one remote and receives standard Time Warner Cable channels and services. Purchasing pay-per-view events or movies will be at the expense of the renter. VCR, DVD or video game consoles can be hooked up through the front RCA jacks on the TV. Purchasing pay-per-view movies or events without prior written consent, tampering with or any attempts to defraud any equipment will result in a forfeiture of the deposit.

No tacks or tape will be used on walls or trim while decorating. Any damage to painted walls will result in wall being repainted at renter's expense. In most cases, complete walls will be repainted.

Cambridge Homeowners Association Clubhouse Rental Agreement

Renter assumes all liability to secure a permit if required by the city or county agencies to serve alcohol. Serving alcoholic beverages to a minor or selling alcohol will result in immediate termination of rental and forfeiture of deposit.

Pool usage during normal pool operating hours can not be dedicated to a specific event. Reserving the pool outside normal operating hours for a private event is permitted at the discretion of the HOA and Pool Management Company. Standard pool guest fees and policies do not apply; pool usage has an additional \$25 fee. The Pool Management Company maintains a safe ratio between the number of Life Guards on duty and swimmers in the Pool. Pool usage must be scheduled through the Pool Management Company ten days in advance to ensure ample Life Guards are on duty. The Pool Management Company has the right to require as many lifeguards as appropriate at the renter's expense or refuse to support the event for any reason. If arrangements are not made with the Pool Management Company and a safe ratio is not maintained, the swimmers associated with the party will be asked to get out of the Pool. They will be allowed to return when a safe ratio is reestablished.

Guests must park in marked spaces. Parking is not permitted on grass, walkways or by hydrants. Violators will be towed at owner's expense. Renter and guests will be considerate of homeowners in the proximity of the Clubhouse. Music and noise should remain at a respectful level and remain inside. The park, playground, and Common Area are closed at dusk.

Deposit will be refunded within 14 days after confirmation that the clubhouse was left in a clean, undamaged, and ready to use condition. All checks will be deposited prior to rental. Any repairs that exceed the deposit will be the sole responsibility of the renter. The renter agrees that he/she can be fined for unpaid damages and legal fees after a Hearing has been held by the Cambridge HOA. Cambridge HOA is not responsible for any expenses related to rentals being cancelled due to circumstance beyond the control of the HOA.

I the undersigned agree to the terms as described above:

Renter's Signature _____

Date _____

This agreement is not valid until approved by Cambridge HOA and receipt of the Rental and Deposit checks. Deposit this agreement and checks into the mailbox attached to the front of the Clubhouse. Cambridge HOA will review the agreement and contact the renter upon its approval.

Reserved for Cambridge HOA use:

Agreement Approved _____

Date _____

Comments _____

