



RESIDENT CLUBHOUSE RENTAL AGREEMENT

Reserved by Name: _____

Address: _____

Phone (Home) _____ (cell) _____

Email: _____

Reservation Date: _____ Time: (Start) _____ (Ending) _____

Type of Function: _____ *Number of Guests: _____

Rental Fee: \$ _____ Check # _____

Security Deposit: \$ _____ Check # _____

It is understood that the above-named resident will leave clubhouse and parking areas clean and free of trash, litter, etc. Resident will also be responsible for any damages to the room, its contents and appliances by himself or his guests. Cleaning and damages will be subtracted from the deposit, and the undersigned resident agrees to pay damages in excess of deposit upon presentation of itemized invoice by management.

This reservation agreement applies only to the main clubhouse room and does not include the swimming pool, Tennis court or exercise room of the facility.

All food, decorations and personal belongings must be removed immediately after the function Deerfield Estates HOA will not be responsible for personal property of others.

Home Owner Initial _____

CLUBHOUSE RULES AND REGULATIONS

Resident further agrees to abide by Clubhouse rules, property rules, local ordinances and state laws, including but not limited to those referring to liquor consumption, use of the drugs or controlled substances, disturbing the peace, disorderly conduct, vandalism and theft.

1. Resident reserving room is responsible for his/her conduct and the conduct of his/her guest(s)
2. Resident must leave clubhouse and adjoining parking areas in the same condition and state of cleanliness as he found them. All cleaning and reorganizing must be complete by the end of the party as listed in the first paragraph.
3. Management STRICTLY PROHIBITS the following:
 - a. Liquor consumption inside and outside the clubhouse.
 - b. Smoking in any area of the clubhouse.
 - c. Use of drugs or controlled substances.
 - d. Lewd or immoral conduct.
 - e. Rowdiness, brawling, or fighting.
 - f. Gambling.
 - g. Sale of liquor.
 - h. Excessively loud music.
4. All parties must end, and the clubhouse ready to be locked up **NO** later than 10:00pm. **Resident will be charged a fee of \$25.00 for every 15 minutes they exceed past 10:00pm. _____ Initial.**
5. Parties must be contained within the clubhouse. Use of the clubhouse does not include use of the pool, pool deck, fitness center or sports courts.
6. Resident will receive one warning from management representative if party is unruly. Management representative may break up an unruly party after a warning has been given and ignored.
7. Management assumes no responsibility for residents or resident's guests' property.
8. All functions must be approved in advance by management.

Home Owner Initial



HOLD HARMLESS AND ADDITIONAL INSURANCE

The homeowner/renter agrees to provide a copy of their Homeowners Insurance Policy will be primary Insurance and will protect Deerfield Home Owners Association. from any legal liabilities arising out of the renter's use of the property belonging to Deerfield Home Owners Association as defined in this agreement. The homeowner/renter must furnish proof of such coverage prior to the event.

Additionally, if the event involves any hired entertainment or other services, those hires must furnish proof of their own liability coverage Deerfield Home Owners Association (\$1 million, but not less than \$250,000.

LIABILITY RELEASE STATEMENT

I (the renter) hereby release the Deerfield Home Owners Association (HOA) as well as its Directors and Officers, of any and all liability for injuries and damages incurred by myself, family, guests and invitees, during the period of my reservation while on Deerfield Estates property. **I further agree to be financially responsible for all and any damages exceeding** the deposit to the clubhouse and related facilities during the period of my reservation.

I (the renter) understand the fire laws of Hernando County and will abide by them;
I (the renter) will not place any chairs or tables in front of exits and will accept any liability for my actions while using the clubhouse. I will make certain to maintain the Hall capacity of 181 people only.

It is further understood that the person signing this document **WILL** be in attendance the entire time of this function (please initial) _____.

I hereby acknowledge that I have read the Insurance and Liability page of Deerfield Estates Clubhouse Reservations and Rental agreement and will abide by it.

PAYMENT MUST BE MADE PAYABLE TO “**Deerfield HOA**”.

PAYMENT FOR THE CLUBHOUSE IS REQUIRED 30 DAYS PRIOR THE PARTY DATE.

Residents Signature

Board Members Signature

Date Paid _____
Date Insurance Provided _____
Board Member initials _____