

# MEADOW RIDGE CLUBHOUSE RENTAL AGREEMENT

Responsibilities of Renter are as follows:

Only residents of Meadow Ridge subdivision may rent the Clubhouse. Rental of the clubhouse is \$100 which includes a \$25 damage deposit. If the clubhouse is not left in a satisfactory condition, you will forfeit the \$25 damage deposit. If you would like to inspect the clubhouse prior to your rental and/or after your rental, please advise the Clubhouse Manager. Otherwise, any damage or conditions not noted on the back of this agreement will be the responsibility of the renter and could result in forfeiture of the \$25 deposit. The clubhouse is inspected the day after you use it, so you will have to clean it prior to leaving on the date of your rental. The key and this copy of the rental agreement are to be returned to the Clubhouse Manager within 24 hours of your rental unless other arrangements are made with the Clubhouse Manager. The \$25 will be refunded after inspection and return of key.

The refrigerator is large enough for your cans, bottles, salads, etc. The freezer does not have an ice maker, so you will need to bring your own ice. Bring dishes, utensils, cups, glasses, paper towels and stereo/audio equipment. You will also need to provide toilet paper and paper towels for the bathroom. There are approximately 50 chairs and 6 tables for your use stored in the south east storage room.

The renter is responsible for cleaning the clubhouse after use. This includes returning chairs, tables, etc. to where you found them. Clean floor, kitchen area and any appliances used, as well as the sink and countertops. The same applies to the bathroom and meeting room area. You will need to bring your own cleaning supplies. There is a vacuum and damp "Swiffer" in the closet. Pick up your litter, bag it, and place in dumpster.

Turn out lights and return thermostat to the position as found; 50\* during heating season and 83\* in cooling season. The fireplace is for decorative purposes only. NO FIRES ARE ALLOWED! The blinds may be adjusted to allow light in; however, do not raise or lower the blinds.

You are responsible for anything that you, your family, or guests damage. You will be billed for repairs and/or replacement. It is up to the renter to seek reimbursement from whoever was responsible for the damage.

If you cancel the rental within 7 days of the actual usage, \$25 will be forfeited unless we are able to rent to someone else.

Any damage to furniture will be the responsibility of the renter to repair or replace. Repairs or replacement of damaged furniture is subject to inspection and approval of the Meadow Ridge Homeowner Board.

Do not smoke inside or on the deck outside. Please treat the clubhouse as you would your home.

The tennis/basketball courts may be used by your guests but be advised that they are not part of your rental agreement, and there may be other residents using them. Anyone from your party using the courts must abide by the rules and use only for their intended purpose of tennis, pickleball, and/or basketball. No food or drink other than drinking water is allowed on the courts. Please be advised you are responsible for picking up any trash left behind by any member of your party on the courts.

THE LOWER LEVEL OF THE CLUBHOUSE IS OFF LIMITS.

I agree to the above terms.

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Date \_\_\_\_\_