**MEETING ROOM RENTAL AGREEMENT**

For THE VILLAS II HOME OWNERS ASSOCIATION INC

This AGREEMENT, dated this \_\_\_\_\_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_\_\_\_\_\_,

has been entered into by and between:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(NAME)

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(ADDRESS - Street number and street name)

hereafter referred to as the RENTER and VILLAS II HOME OWNERS ASSOCIATION, INC. hereafter referred to as the ASSOCIATION, relative to the rent and use of the Clubhouse Meeting Room by residents of Villas II, for the purpose of recording the mutual agreements between the RENTER and ASSOCIATION hereafter referred to as the PARTIES, as listed above.

State activity or use of Meeting Room:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. PARTIES agree that a $50.00 rental fee shall be paid by the renter for the use of the Clubhouse Meeting Room, at the time this Agreement is signed. This fee is non-refundable after the date for which the Clubhouse Meeting room is reserved. RENTER shall be a Resident owner or lessee and shall sign this agreement and be present in the Meeting Room during the rental period.
2. PARTIES agree that an additional deposit of $75.00 shall be made at the time this Agreement is signed and shall be held for seven (7) days following the date the Clubhouse Meeting Room is reserved by the renter. After an inspection of the premises has been made for any damage, loss or need for further cleaning, the deposit shall be refunded. If loss or damage is found, repairs or replacement shall be made and deducted from the deposit. If further cleaning is necessary, it shall be charged against the deposit. If the amount to recoup any cost due to damage or cleaning is in excess of the amount of the deposit, the renter shall be charged with that amount by the ASSOCIATION. A list of existing defects shall be available for reference by the renter.
3. Groups shall be limited to a maximum of 75 persons in the Clubhouse Meeting Room at any one time during the activity.
4. There will be a five hour limit for private parties. Permission for extended time may be requested at a rate of $2.00 per hour. In all cases, the Clubhouse Meeting Room must be vacated by midnight.
5. Children's parties shall not be permitted.
6. No dancing shall be permitted.
7. No ALCOHOLIC BEVERAGES shall be allowed on the premises.
8. Renter will be permitted use of the range and refrigerator. No food items shall be left in any area of the Clubhouse. All garbage and other trash will be deposited in the large garbage can outside the Clubhouse.
9. Rental of the Clubhouse Meeting Room does not include use of the pool, patio, Sauna or Exercise Room. Sliding glass doors to the patio shall remain closed and locked during the rental period.
10. Furniture shall not be moved except for rearranging of folding tables and straight chairs. Moved furniture shall be returned to its original positions. Additional folding chairs and tables may be used but shall be returned to the storage room when finished.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of Reservation Renter

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_** Signed: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**EXHIBIT D to the DECLARATION OF RESTRICTIONS RENTAL AGREEMENT Revised 2-2017**