RENTAL AGREEMENT BY AND BETWEEN THE CROSSINGS AT ROCKY SPRINGS

HOMEOWNER'S ASSOSCIATION

Renter's Name: _____

Address: _____

Phone: (Day) _____ (Evening) _____

Please describe your event in the spaces below:

Planned use: _____

Date to be rented: _____

Start & End time: _____

(Rental time is for a five-hour period. Prep & cleanup time to be included)

The Association hereby grants Renter permission to use the Community Rooms with the following conditions being accepted and followed:

1. Rental requested to be made at least 2 weeks before the event.
2. Renter agrees to pay the following rental fees - $50 – for the Community Room, Library Area, Game Area, and the kitchen for a 5-hour time period. Extra time is available for an additional $25 an hour. Check to be made out to: *The Crossings at Rocky Springs*
3. The permitted rental time will not extend beyond 10 PM.
4. The maximum occupancy for the Community Room is 50.
5. Renter must be a unit owner, or unit owner and resident, or non-unit owner resident (over the age of 21) of the Crossings, not in arrears with the HOA payments or assessments, and must be present at the rented area while it is being used and shall always provide adequate supervision.
6. Renter is prohibited from using the facilities for the purpose of conducting any for-profit private, home, or commercial business type demonstrations and/or sales activities.
7. Renter is entitled to exclusive use of the facilities except for the lower floor (pool and exercise room) during rental period. This includes the main room, library area, game

area and the kitchen. Renter further acknowledges and agrees there shall be access permitted at any time by the Association Property Manager.

8. Renter or guests will not be permitted to occupy the facilities until the rental fee has been paid and a pre-walk thru has taken place.
9. The rented area will be inspected by an agent of the Association after the rental period. Any damage to the clubhouse or messes will be assessed against the homeowner's account. Please be mindful that the clubhouse is monitored by video cameras.
10. Renter will not have items delivered for set-up prior to the scheduled rental time. All set up and tear down must be done within the rental time-period.
11. If serving food or drink, tables must be covered, and the renter assumes the responsibility of removing all traces of such before leaving the clubhouse.
12. No alcohol permitted without prior written approval from the executive board. Please complete the form on page 3 if you are seeking permission to host an event with alcohol.
13. No smoking allowed.
14. Renter shall leave the Community Room as follows: The floors shall be swept, the carpets vacuumed, the kitchen cleaned, and ALL trash (including bathrooms) must be removed from the property by the renter. The clubhouse does not have trash pick-up.
15. Renter shall vacate the rented area promptly at the end of the Rental Period and shall not loiter within or about the premises or parking lot.
16. Renter agrees to be liable for any damages, losses or injuries of any kind arising out of Renter's use of the facilities, which liability shall commence at the time Renter obtains possession to the facilities and continued until the rental time ceases. All such losses and damages, as well as cleaning charges, if necessary, shall be assessed and collected from the renter as a charge or assessment against the Renter's unit.
17. Renter will further abide by the stated general rules and regulations for the use of the clubhouse (attached as separate pages).

Signature of Renter/Resident

After signing, this form needs to be returned to Woo-Cat Management via email: Support@WooCatManagement.com

Request for consideration to include beer and/or wine with TCARS Rental Agreement

Name/Address: _____

Date of Event: _____

# of Attendees (estimate): _____

Nature of Event (holiday, birthday, shower, wedding, etc.): _____

_____

Alcohol request specifics (type and quantity): _____

- All alcoholic beverages (beer and wine ONLY permitted) must be provided by, and are the responsibility of, the renter (no walk ins from guests)
- No ticketed events, raffles or price per drink style events permitted