

Black Feather Condominium Association

Black Feather Condominium Clubhouse Lease Agreement

The clubhouse is available for private parties, by reservation, for Black Feather Condominium Owners and Black Feather Luxury Apartment Residents only. Owners are responsible for the behavior of their guests and tenants. Terms of the agreement are listed below.

1. A refundable damage/cleaning/security deposit of \$300.00 and a non-refundable use fee of \$100.00 per five hour increment are required to confirm your reservation. Every hour or fraction thereof may be used at a cost of \$20. We ask that you use the clubhouse earlier or later in the day so residents may reserve the facility for another function on the same date (i.e. 11am-4pm or 5pm-10pm). Deposits and Rental Agreement must be submitted to hold a reservation. Should you decide to cancel your reservation, we ask for at least 72 hour notice. Failure to do so will result in forfeiture of the use fee.
2. A charge of \$105.00 per man-hour will be paid by the owner if any further clean up is required (two hour minimum).
3. Reservations are not confirmed until the, properly executed lease agreement, the lease fee and damage deposit arrive in the Condominium Management office.

Regulations

1. Private parties are permitted to last until 10:00 p.m. **Clean up must be done prior to leaving.**
2. Black Feather's Pool/Spa is **NOT** available for private parties
3. Smoking is not allowed in the clubhouse.
4. Activity must be contained to the club room and cannot extend out the pool area even during pool season.
5. Noise and/or music levels must be maintained at levels not to disturb property residents.
6. All decorations must have PRIOR approval from Management.
7. Furniture must be returned to its proper area.
8. Grills of any kind are prohibited.
9. Black Feather Condominium Association/Black Feather Luxury Apartments and/or Metro Property Management Inc. are not responsible for any items lost, stolen, or left behind after private parties.
10. It is the lessee's responsibility to lock up before vacating the clubhouse. Any damages caused by failure to lock up the clubhouse will be at the owner's expense, as well as forfeiture of security deposit.
11. Owners who are hosting a party with alcohol are required to contain the alcohol to the clubhouse.
12. Resident of the Black Feather Condominium or the Black Feather Luxury Apartment must be present at all times during the event.
13. Overnight parking is not allowed in the spaces in front of the clubhouse. Cars may be towed at the owner's expense.

SURVEILLANCE IN USE!

Owners or Apartment Lessees must be current with all assessments and there can be no outstanding violation fines.

Hosts are advised to warn their guest that clubhouse parking is limited to visitor spaces. Parking in a numbers space may result in vehicles being towed at the owner's expense.

FAILURE TO COMPLY WITH ANY OF THE ABOVE WILL RESULT IN FORFEITURE OF YOUR DEPOSIT.

Residents who reserve the clubhouse for a private party are responsible for its care. Any damage caused to the clubhouse or its furnishings shall be paid by the owner.

I have read all pages and understand all of the information contained herein. I agree that a violation of ANY of these regulations will result in FORFEITURE OF DEPOSIT.

Owner's Name (Please Print)

Owner's Signature

Address/Unit #

City, State, Zip Code

Home Phone Number

Work Phone Number

Date Signed

Emergency Contact Name

Telephone Number

Make Checks Payable to: Black Feather Condominium Association
2 Separate Checks – (1) \$100.00 use fee (2) Damage Deposit \$300.00

Rental/Reservation Date(s): _____

Owner/Resident to be in attendance: _____ Phone: _____

Date Refundable Deposit Received: _____ Check#: _____

Date Non-refundable Use Fee Received: _____ Check#: _____

Date Refundable Deposit Returned or Shredded: _____