



COUNTRY LAKE

255 MORNING SPRINGS WALK * FAYETTEVILLE, GEORGIA 30214
770/461-5659 (PHONE/FAX)

COUNTRY LAKE HOMEOWNERS' ASSOCIATION COMMUNITY CENTER RENTAL AGREEMENT

Type of Event:		Date:	
Time:			

I/We, _____ hereby request to rent the Community Center at Country Lake on _____ (date), from _____ AM/PM to _____ AM/PM (time requested). **I/We herewith agree to pay a non-refundable rental/maintenance fee of \$300 and a security deposit of \$250, via 2 separate checks made payable to Country Lake HOA (due at acceptance of Rental Agreement).** I/We understand and agree that the \$250 security deposit will be refunded only if the terms and conditions listed below are met. My/Our initials next to each item indicate agreement.

1. The Community Center is only available for rental/use by Country Lake Homeowners who have paid the Country Lake Homeowners 'Association fee.
2. Country Lake homeowners requesting rental will remain on premises for the duration of the event.
3. The Community Center, including all related facilities and property, shall be returned to Country Lake Homeowners' Association, Inc. (the Association) in the condition it was in prior to the time the renter took possession. **ALL DOORS TO THE COMMUNITY CENTER MUST REMAIN CLOSED AT ALL TIMES, WITH THE EXCEPTION OF WHEN GUESTS ARE ENTERING/EXITING.**
4. The renter is responsible for leaving the interior of the Community Center in an orderly condition including and without limitation returning all furniture to its original position. **INTERIOR TABLES/CHAIRS SHOULD NOT BE PLACED ON OUTSIDE DECK. Tables/chairs for use on the deck are available upon request. All balloons and decorations must be removed!** Hardwood floors and carpeted areas must be free of food and debris.
5. **All trash and debris must be removed from the Community Center and surrounding grounds and placed in receptacles at curb.**
6. **Smoking is not permitted on the premises of the Community Center or on the surrounding grounds.**
7. **Alcohol is not permitted on the exterior of the Community Center or on the surrounding grounds.**

- _____ 8. No more than 60 people will attend the planned function.
- _____ 9. The Community Center usage hours are from: 10:00 AM to 12:00 Midnight on day of rental (unless extended time is authorized by the Board of Directors). **Event should end in time to vacate property by 12:00 Midnight, unless extended time has been approved.**
- _____ 10. This agreement is for rental of the Community Center only. The pool and tennis courts are **not** available for rental; however, they may be used with Board approval.
- _____ 11. The noise level during the time the Community Center is in use must be contained at a level that does not disturb residents living nearby. Unacceptable noise levels are determined by the Association and may lead to cancellation of event.
- _____ 12. The renter, all guests, and invitees agree to indemnify and hold harmless, including court costs and attorney fees, the Association, its Board of Directors, management company and owners, for any and all losses, claims, damages, lawsuits, etc.
- _____ 13. The renter understands and agrees to abide by all local, state, and federal laws and ordinances which could or do pertain to residents, guests and invitees while using the Community Center.

The non-refundable \$300 Rental/maintenance fee is required with the signed contract to hold the event date. The check for the refundable \$250 Security Deposit will not be deposited prior to date of event. The security deposit may be applied, at the Association's sole option, in part or whole toward the reimbursement for any damages or expenses which management incurs as a result of the enforcement of this agreement. In addition, the renter understands and agrees to pay any and all costs in excess of the security deposit which are incurred by the Association to insure the compliance of the undersigned with this agreement.

Your deposit will be refunded when the HOA Representative verifies that the Community Center rental conditions have been satisfactorily met. Otherwise, your deposit will be withheld.

I/We have read this Community Center Rental Agreement and fully understand all terms and conditions set forth herein.

ACCEPTANCE:

Signature of Homeowner

Date

Signature of Homeowner

Date

APPROVAL:

Signature of Country Lake HOA Representative

Date

Please return the completed and signed contract with **two checks made payable to COUNTRY LAKE HOA** – one check for **\$250** to cover the refundable security deposit and one check for **\$300** to cover the non-refundable maintenance fee. Mail all items to:

Country Lake HOA
P.O. Box 143089
Fayetteville, GA 30214