**Falcon Ridge HOA Clubhouse Rental Policy, Rules & Regulations**

This **rental agreement** is entered into this \_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_2O16 by and between **Falcon Ridge HOA** and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. **Renter must be a Falcon Ridge homeowner or Falcon Villa homeowner and must be present at all times during the rented function.**  **NO homeowner “renters” are eligible to rent the clubhouse.** Rental is for the purpose of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. **Rental Agreement is for renting the clubhouse ONLY on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2017**. Falcon Ridge HOA is the owner of the Clubhouse located at **20140 Prairie Star Parkway, Lenexa, Kansas 66220**. **Pool may not be used at any time during the function.**

**Fee for rental is: \_\_\_\_$100 - Falcon Ridge homeowner \_\_\_\_$125 - Falcon Villa homeowner**

**$350 Security Deposit** - to be refunded to the renter **SUBJECT** to the Rules and Regulations as set forth below.

**FR/FV homeowner must have two (2) PERSONAL checks and be made out to Falcon Ridge HOA.**

**RULES AND REGULATIONS**

1. **Maximum # of people in clubhouse is limited to 75. This is the Lenexa’s City fire code.**
2. **IMPORTANT ! When Stacking and Unstacking chairs please grab chair by metal frame vs pulling on the seat cushion. Pulling on seat cushion can detach the seat from the chair. Numerous damaged chairs can cause partial and/or complete loss of security deposit**
3. **Falcon Ridge residents, in good standing, may reserve the clubhouse. “In good standing” refers to all homeowner annual assessment dues are current and paid in full.**
4. **CLEAN UP LIST MUST BE COMPLETED. Trash must be removed from the clubhouse and bathrooms and new trash bags replaced. If this is not completed you will forfeit your SECURITY DEPOSIT.**
5. **Use of the Falcon Ridge POOL, TENNIS AND VOLLEYBALL COURTS are NOT a part of this rental agreement and should not be used by your party guests. Violation of this rule will forfeit your SECURITY DEPOSIT.**
6. **No WET swimwear is allowed in the clubhouse or you will forfeit your SECURITY DEPOSIT.**
7. **The use of CONFETTI is prohibited. This will forfeit your SECURITY DEPOSIT.**
8. **No Balloons will be allowed to be hung from the ceiling, wood beams, ceiling fans, taped to the walls, etc. or you will forfeit your SECURITY DEPOSIT.**
9. **NO TAPE or any type of product to be used to secure anything (signs, balloons, wall hangings, etc.) will be allowed on any wall, window, or wood. This will forfeit your SECURITY DEPOSIT.**
10. **No nails/tacks/staples are allowed on the walls or wood. This will forfeit your SECURITY DEPOSIT.**
11. **NO SMOKING ALLOWED IN THE CLUBHOUSE. This will FORFEIT OF YOUR SECURITY DEPOSIT.**
12. **THE CLUBHOUSE KEY MUST BE RETURNED the day of your party or if the party ends at midnight, the very next morning. Otherwise this will Forfeit your SECURITY DEPOSIT.**
13. **The clubhouse must be vacated and cleaned no later than midnight day of party. Violation of this time limit will forfeit your SECURITY DEPOSIT.**
14. **lt is the responsibility of the homeowner renter to make sure that the clubhouse is securely locked upon leaving. LOCK all outside doors. If found to be left open this will forfeit your SECURITY DEPOSIT.**
15. **Make sure to turn the thermometer to the correct temperature. If not, you will forfeit your SECURITY DEPOSIT.**
16. **lf there is any property damage, water damage, spill damage, damage to the walls, carpet, furniture, etc. renter will he held responsible and forfeit of your SECURITY DEPOSIT. lf the damages exceed the deposit, the homeowner renter will be required to reimburse Falcon Ridge HOA for the remainder of the damage cost.**

**RENTER HAS READ THIS DOCUMENT AND AGREES TO THE TERMS AND CONDITIONS SET FORTH.**

**Luanne and Sam George**

**Clubhouse Managers \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**Luanne: 913-302-8709/Sam: 913-634-4233 FR/FR Villa Homeowner/Address/phone #**