

Sterling Hill CDD
Recreation Center Rental Agreement

Today's Date: ____/____/____ Requested Rental Date: ____/____/____

Set Up Time: _____

Time of Rental: _____ to _____ (4 hour limit)

Name of Resident: _____

Address: _____ Village: _____

Phone Number: _____

Reason for Rental: (circle) Party Birthday Baby Shower Meeting

Reminders:

- Renter must remain on property during the time of rental agreement.
- Renter is renting the activities room only, not entire clubhouse.
- All children 13 and under must be supervised by an adult.
- Number of guests may not exceed 40 persons at any time.
- Absolutely NO alcoholic beverages will be permitted on property.
- Guests may not use fitness room during rental agreement.
- No food or drinks are allowed on carpeted areas.
- Resident will get 1 hour prior to function for set-up and decorations
- Rental agreement includes clean-up time during the 4 hour time slot.
- No smoking permitted in building or pool deck.
- Decorations in the activity room only. (No tacks, glitter, or confetti)
- Residents must abide by all clubhouse and pool rules.

Resident Rental Fee

Reservation Fee (non-refundable) \$60.00 _____ (cash)

Cleaning Fee Deposit \$100.00 _____ (cash)

Non-Resident Rental Fee

Reservation Fee (non-refundable) \$120.00 _____ (cash)

Cleaning Fee Deposit \$100.00 _____ (cash)

Approved by: _____ Date: ____/____/____

RENTAL AGREEMENT

This is a license agreement between the Sterling Hill CDD and a resident of the Sterling Hill hereby known as the (renter). Subject to the terms and conditions hereof, the renter is hereby given a revocable license to use the recreation center and agrees to be held responsible for such use as outlined on this rental agreement form.

TERMS AND CONDITIONS

1. Renter shall use the recreation center in a careful, legal and proper manner and return the recreation center premises in as good condition as it was prior to the use thereof by the renter.
2. Renter assumes all risks of loss and damage to the recreation center and personal property therein from any cause including fire, smoke, water or theft. None of the personal property shall be removed from the recreation center.
3. Renter fully inspected the recreation center and the personal property therein and hereby acknowledges that same are in good condition and repair and that renter is satisfied with and has accepted same in such good condition and repair. Anything contrary shall be reduced to a written statement by both parties with signatures.
4. Renter herewith deposits the sum of \$100.00 as a security for the performance of renters obligations hereunder, without limiting the rights of the CDD to seek other remedies available to it for the breach of such obligations by renter. The security deposit shall not be construed as liquidated damages. If renter does not breach renters obligations hereunder, the deposit will be returned to the renter. Security deposit checks are destroyed after 30 days
5. Renter shall indemnify the CDD and its supervisors, officers, and agents including the recreation center employees against all claims, actions, proceedings, costs, damages, legal fees, and liabilities of any nature whatsoever, connected with or resulting from the use of the recreation center by the renter.
6. The recreation center and adjoining park facilities may not be used for commercial use unless the event is sponsored by the Homeowners Association and/or Community Development District and has prior approval from the Board of Supervisors. The facility cannot be used for religious services. Small groups may however meet for the purposes of religious study. Banners and signs are limited to celebratory messages such as birthdays, anniversaries and such. All banners and signs must be approved by the manager and cannot be larger than 20 square feet.
7. The renter shall not allow more than 40 guests at anytime during the agreed times of the rental. Any number greater than this will be in violation of the FIRE MARSHAL. Renter will incur and pay any fines levied for violation of recreation center occupancy capacity.
8. Renter is required to be present on premises at all times during the agreed times of the rental agreement. Renter is allowed one hour prior for set-up. The four-hour agreement also includes any cleaning of the rooms after use. Cleanup includes the following: All trash is to be bagged and taken to the dumpster. Rooms are to be swept and mopped. Glass is to be cleaned. Tables cleaned and reset in their original position. IF USED, carpet area is to be vacuumed. IF USED, kitchen area is to be cleaned.
9. If an action is filed in relation to this agreement and the renter is unsuccessful in such action, renter shall incur all related legal costs. In addition, to all other sums, renter will be called upon to pay a reasonable attorney's fee to the CDD regardless of which party institutes such action.
10. Renter will not use the swimming pool and or deck to entertain guests if the pool has been closed for the day. Renter agrees not to entertain guests in the lobby area (carpeted area) during regular business hours. Renter will be responsible for all guests at all time. Renter agrees not to serve or allow the consumption of alcoholic beverages by guests during the period of the rental agreement.
11. Residents MAYNOT have livestock animals, air-filled amusement tents, live entertainment, or bounce houses on the park property without the approval of the Park Director.

The terms hereof constitute the entire RENTAL AGREEMENT of the CDD and Renter. No oral statements have any force in effect or be binding upon the parties. The CDD may cancel this agreement if there is evidence that the renter is in violation of this agreement. Agreement will be canceled should guests be found consuming alcohol beverages *and l or* found on the pool deck after the pool has been closed. Once the four-hour agreement has expired, all guests are asked to leave the park property. Renter has read this agreement and by signature agrees to all terms and conditions.

RENTER'S SIGNATURE: _____

DATED: ____ / ____ / ____