

PEBBLE CREEK VILLAGE

CLUBHOUSE RENTAL AGREEMENT

The undersigned, whose name and address appears below, agrees to use the facility subject to the following terms and conditions. Only titled property owners or their tenants/lessees may rent the clubhouse. Owners must be current on their association assessments and fines and will be held responsible for any damage and/or injuries incurred during the rental of the clubhouse. The clubhouse is for single day and private party use only. Per Article II, Section 2.7, the clubhouse shall not be used in any manner which shall increase the insurance against loss or bodily injury or property damage liability covering the Common Elements.

A. DATES AND TIMES OF RESERVATION

The undersigned Homeowner/Renter requests the use of Association's Clubhouse on

Date: _____ **From:** _____ am/pm **To:** _____ am/pm

Intended Use: _____

B. RENTAL FEE & DEPOSIT

1. The undersigned agrees to provide two separate checks payable to **Pebble Creek Village Homeowners' Association** for a nonrefundable cleaning deposit check in the amount of \$200, and for a refundable \$200.00 to hold the reservation. Remit checks and this agreement to Epic Association Management, 8912 Spanish Ridge Ave., Las Vegas, NV 89148. **Application and deposits must be submitted for approval at least two weeks before the scheduled event. **The check will be deposited and bank fees would apply for insufficient funds.****

2. Following use of the clubhouse, it will be inspected to ensure it is in the same condition as prior to rental. Please be sure to take all trash with you. If the Clubhouse is found properly cleaned, undamaged, no rules have been violated and the key has been returned within two business days of the rental date, \$200 will be refunded.

3. If the \$325 deposit is insufficient to cover the costs of damage, repair, clean-up, and/or key replacement, the undersigned agrees to pay for all additional costs. Any additional costs will be included with an assessment statement. Further, the undersigned acknowledges that they, their family and guests will be denied access to the Clubhouse until such additional costs have been paid in full.

4. Vendors, such as food trucks, taco carts, performers, etc., may be allowed but all must provide an insurance certificate with at least \$1 million in liability coverage and name the HOA as an additional insured.

5. Owners must be current on assessments and have no open violations of the community's governing documents to be eligible to rent the clubhouse. Violations of this agreement could result in fines, costs and fees for cleaning and damages, legal costs and other burdens to the Association, and a loss of amenity use privileges.

C. RULES AND REGULATIONS

The undersigned hereby attests that they have read and understood the Rules and Regulations of the Association and agree that they are responsible for complying with said Rules and Regulations.

1. The Clubhouse is a non-smoking and alcohol-free facility.
2. The pool and gym cannot be reserved or used for private parties. Proper attire including shoes and shirts must be worn at all times in the clubhouse.
3. Clubhouse furniture may never be removed from the building.
4. All events must end by midnight.
5. Doors may not be propped open if music is playing. Hosts and guests must respect quiet hours after 9 pm.
6. Hosts may set up the day before their scheduled event, provided there is no conflict with another event. Cleanup must be completed within 24 hours of the end of the event unless there is another event scheduled within 24 hours. Cleanup includes, sweeping, mopping, removing all trash generated by the

event to the dumpsters, wiping down tables, counters and chairs, removing all personal items and decorations and replacing the furniture to its original position.

D. ATTENDANCE

The undersigned agrees that the number of people in attendance at the function on the date listed above will not exceed the Clark County Fire Department maximum of 40 people.

E. LIMITATION OF LIABILITY

The undersigned agrees that neither the Association nor any of its agents shall be liable or responsible for the care and protection of any clubhouse users and/or their possessions, for any loss or damage of whatever kind, and furthermore they shall not be liable for injuries sustained within the Clubhouse.

Signature

Printed Name

Unit Number

Telephone Number

If a Tenant, then Provide Owner's or Property Manager's Name and Phone Number

Updated 08/04/2025