

SUNDOWN TOWNHOUSE OWNERS ASSOCIATION CLUBHOUSE RENTAL AGREEMENT

Maximum occupancy for the rental of the clubhouse will be 45 people (whether inside the clubhouse or in the pool area or surrounding grounds).

Date of rental of clubhouse: _____, 20_____

Starting Time: _____ AM/PM until : _____ AM/PM.

All homeowners must have guests depart, and doors locked on or before 12:00 midnight.

All deposits must be paid by check or money order. **No cash will be accepted.** Please make all checks or money orders payable to: **Sundown Homeowners Association.** **Separate checks** or money orders must be written for the deposits. The clubhouse rental fee (**non-refundable**) is **\$75.00**. A **refundable deposit** (cleaning and damage repairs fee) is **\$300.00** which will be returned upon **receipt of all key(s)**. Homeowner agrees not to have any duplicate keys made. After inspection of the clubhouse and common areas surrounding the clubhouse (including the pool area, bathrooms) the deposit will be returned if the entire area is clean, all rules have been followed and the clubhouse, grounds, pool area, bathrooms and any common area Association property are found to be undamaged. A final inspection will be made when the keys are returned to a Board Member. Any key(s) not returned will be deducted from the refundable deposit at cost, plus a service charge of \$25.00, to have keys remade. If any damage exceeds the cost of the deposits, the homeowner agrees to be charged accordingly and it will be put on the owner's account, along with the association dues owed, on their monthly billing. Homeowner agrees to pay the damages in a prompt manner.

Only homeowners may rent the clubhouse. Tenants must submit written, signed permission from the owner and provide a copy of their lease. All persons renting the clubhouse will be required to show proof of residency with a photo ID.

No extension cords may be used, power strips are allowable.

Exits/entrances cannot be blocked (ie: tables, chairs, etc.) at any time.

No live bands, or DJ's or amplifiers are allowed. CD players, record players, boom boxes or radios are allowed, however, no audible noise or music heard from outside the

clubhouse will be allowed. Please be considerate to all surrounding neighbors. **No noise or music allowed after 10PM.**

In accordance with Nevada State Law, no one under the age of 21 will be served an alcoholic beverage while on the premises.

Bathrooms, clubhouse, pool area, clubhouse grounds must be cleaned including floors, toilets, sinks, walls, etc. of any food, drink, decorations or dirt, etc.

All decorations must be completely removed, including staples, thumb tacks, scotch tape or masking tape.

All trash, including food, beverage cans, party decoration, etc. must be removed to the homeowners residence. No trash will be allowed in the existing clubhouse or pool trash cans.

All children must be supervised at all times. All children 14 or younger must be supervised by an adult, age 18 or over.

No running or horseplay will be tolerated at any time in the pool area or common areas.

I, _____, owner of _____ agree to all of the above rules and regulations and submit my deposit for the rental fee in the amount of \$75.00 which I understand is **not refundable**. My check or m.o.# is _____, dated _____, in the amount of \$75.00. I also submit check or m.o. # _____, dated _____ in the amount of \$300.00 which **is refundable**, after inspection has been made and keys returned, and if all has been cleaned and is undamaged as stated above. A list will be provided to the homeowner after inspection along with the costs, if there are any damages or cleaning is needed.

The homeowner, as signed above, agrees and assures the Association that all efforts will be made to protect the property and safety of all Association members and attendees.

Any and all unlawful or illegal acts will not be tolerated and homeowner agrees to contact the Las Vegas Metropolitan Police Department and a member of the Board as signed below or the Epic Association Management (702-767-9993) as soon as possible. Any illegal substance activity by anyone or alcohol given to minors (possession, usage, sale, etc.) will result in the **immediate revocation and denial** of any future requests for any Association amenities. The homeowner will have the opportunity to have a hearing before the Board according to NRS116.

I have read the policies and guidelines and this rental agreement. I accept the liability for all damages and person injuries while the clubhouse is reserved. I also agree by signing that there are no verbal agreements, whether implicit or explicit, which may alter any of the above terms of agreement. I hereby agree to read and voluntarily sign the three (3) pages of this rental agreement:

(Please print)

Homeowner First and Last Name

Address of Unit Owned

Daytime Phone Number _____

Work Phone Number _____

Homeowner Signature _____

To be filled in by Board Member:

Photo ID Shown: Yes___ No___ Type of ID _____
_____ State _____ Expiration Date _____

of keys given _____ # of keys returned _____

Cleaning inspection:

Clubhouse:

Pool/pool area:

Bathrooms:

Grounds:

Damages noted:

Amount of deposit to be returned: (Attach list if any deductions from deposit are made).

Board Member

Name _____ Phone _____