

VI. **INDEMNIFICATION.** Lessee agrees to save harmless Lessor from liability for any and all claims, suits, or other instruments of law as may arise, as occasioned by injuries or damages incurred during the time of occupancy of the premises.

VII. **CANCELLATION POLICY.** Reservations for the facilities can be canceled without penalty up to **two weeks** prior to the date of the reservation. **If cancellation is made less than two weeks prior to the event, the rental fee will not be refunded.** The cleanup/security deposit portion will be refunded regardless of the time of cancellation of a reservation. _____ **(Initial)**

VIII. **EVICTIION.** Braun Station West CIA, through its authorized representatives, reserves the right to refuse the use of any facility to any person, organization, or others requesting use of such facilities, or to evict any person or organization for misconduct, or when deemed to be in the best interest of Braun Station West CIA. In the event of eviction for reasonable cause, Lessee shall forfeit any and all sums prepaid for the occupancy under this lease agreement.

IX. **USER OF PREMISES.** The Braun Station West Clubhouse and/or Pool areas may be leased only by a homeowner or tenant of record of Braun Station West. Lessee must be present at the leased facility during the entire rental period and all BSWCIA property assessments and/or other fees must be paid current.

X. **ILLEGAL USE OF POOL.** If Lessee has rented just the Clubhouse, use of the Pool is forbidden. (This includes parties where the Lessee has rented both the Clubhouse and the Pool, but longer hours for the Clubhouse. Guests may use the Pool only during the specified Pool rental hours.) Should any Clubhouse guests violate this rule, a \$200 fine will be levied against the Lessee.

XI. **OUTSIDE MUSIC HOURS.** All outside music (patio/pool area) **must end by 10:00 p.m.** _____ **(Initial)**

XII. **POOL PARTY HOURS.** All pool parties (at either Tezel or Brigadoon) **must end by 11:00 p.m.**

XIII. **SMOKING NOT PERMITTED.** Smoking is permitted **only** outside the front entrance, and all cigarette butts must be deposited in the butt can on the column near the bench. Absolutely **no smoking** inside the clubhouse or in the pool area!

XIV. **CLUBHOUSE OCCUPANCY LIMIT IS 80.** Any City fines resulting from non-adherence to this limit will be incurred by the Lessee. _____ **(Initial)**

XV. **PINATAS NOT PERMITTED IN POOL AREAS OR IN CLUBHOUSE.** Pinatas will not be permitted at either pool facility nor in the clubhouse; pinatas are permitted only in the picnic/park areas of both facilities.

XVI. **USE OF SMOKE OR FOG MACHINES NOT PERMITTED IN CLUBHOUSE.** Any fines or fees resulting from use of these prohibited items will be incurred by the Lessee.

XVII. **USE OF GLITTER IS NOT PERMITTED.** _____ **(Initial)**

The homeowner who contracts for the facility is responsible for the proper care and safekeeping of the facility during the rental period, and for all damages, even if those damages exceed the security deposit. Renters are advised that they are responsible for the conduct of any and all guests during the rental period. The pool and patio sites are in close proximity to home sites, therefore music, noise and outside activities should be tempered, and commensurate with the residential nature of the clubhouse location. _____ **(Initial)**

Lessor acknowledges receipt of the following fee and deposits:

\$ _____ Rental Fee Check # _____

Note: Returned Check fee = \$25.00

\$ _____ Cleanup/Security Deposit Check #: _____

Rental Key #: _____ (Keys must be picked up on the Monday or Tuesday **preceding** your party. Return keys to office in person; do **not** put in front door drop slot. **A fee of \$25.00 will be charged to replace lost rental keys.**

CLUBHOUSE/POOL REGULATIONS

I. CONDITION OF PREMISES. The facility may be decorated if desired. Decorations may be tied in place or secured with masking tape. **The use of tacks, nails, brads, staples, glue, or scotch tape is strictly prohibited.** Table covers and decorations must be removed and disposed of as part of the cleanup operation. Nothing shall be put on the floor (i.e., wax, saw dust, etc.) to facilitate dancing. The Clubhouse and/or Pool area must be cleaned to the satisfaction of the Lessor by end of the rental period.

II. MAINTENANCE AND CLEANUP CHECKLIST. Lifeguards are not responsible for cleaning up after pool parties. They will usually assist the lessee with cleanup, because they want to go home. It is up to the lessee of the pool area to make sure the pool area is cleaned up. The lifeguards will not make this determination. Remember, please leave the Clubhouse and Pool area in the same or better condition as when you arrived. This is ***YOUR*** facility. The following reminder list will help you:

- _____ 1. Clean restrooms (mop restroom floors at Tezel).
- _____ 2. Clean counter tops, stove, microwave, refrigerator, sinks, and ice sink if any of these items were used. Be sure garbage disposal is empty. **(Clubhouse Rental Only)**
- _____ 3. Wipe the tops of the four wooden octagonal tables. Make sure they are completely clean. **(Clubhouse Rental Only)**
- _____ 4. Remove all decorations and any masking tape or string used to secure the decorations.
- _____ 5. Sweep and mop the Clubhouse floor. Make sure all spills and gum are removed. Use **WATER ONLY** to mop the floor (**absolutely no detergents, ammonia, chlorine, Pine Sol, etc.**). **(Clubhouse Rental Only)**
- _____ 6. Return all furniture and equipment to its original position. **(Clubhouse Rental Only)**
- _____ 7. Pick up all trash, including that outside the Clubhouse. Empty **ALL** trash containers, including those in the restrooms and outside the building, into the dumpster at the end of the parking lot. Place new trash bags into emptied containers.
- _____ 8. Carefully follow the Lock-Up Procedure on page 4. **(Clubhouse Rental Only)**

NOTE: FAILURE TO PROPERLY CLEAN THE FACILITY BY THE END OF THE RENTAL PERIOD CONSTITUTES FORFEITURE OF THE CLEANUP/SECURITY DEPOSIT AND LESSEE MAY BE RESPONSIBLE FOR ADDITIONAL COSTS IF CLEANUP OR DAMAGES EXCEED THE DEPOSIT AMOUNT.

OPENING AND CLOSING PROCEDURES *(Clubhouse Rental Only)*

I. OPENING PROCEDURE. After unlocking and opening the door you will hear the security alarm. The security keypad is located on the left wall as you enter the Clubhouse. Enter the **4-digit code** assigned to you followed by **off** to disarm the system.

II. LOCK-UP PROCEDURE. After clean-up is completed and all trash and personal belongings have been removed from the building, ask all people to exit the building and follow these procedures to secure the facility.

_____ 1. Turn off A/C or Heat.

_____ 2. Turn off lights. (Hallway light can be left on while setting the alarm)

_____ 3. Close and lock **all windows and doors** (including the patio door and the front door to the Clubhouse). **NOTE:** This step is **critical** to ensure the security system will arm properly. After this step is completed, the message display will read **“READY TO ARM”** and the Ready Light should be **green**. If it does not, check again to make sure all doors and windows are securely closed and locked.

_____ 4. When the display on the keypad reads **“READY TO ARM,”** enter the **4-DIGIT Code** followed by **away**. When the keypad message flashes **“Armed Away - You May Exit Now,”** turn off the hall light (if you left it on), leave the building through the front door, and key lock the dead bolt. (You have 45 seconds to exit the building and close the door after the security system has been armed.) **If you have any problems arming the system please call the Manager.**

NOTE: FAILURE TO PROPERLY SECURE THE BUILDING AFTER A CLUBHOUSE RENTAL (SECURITY SYSTEM MUST BE ARMED) SHALL CONSTITUTE FORFEITURE OF THE SECURITY/CLEANUP DEPOSIT.

WITNESS TO. As witness to the acceptance and understanding of the covenants and provisions set forth herein, the parties affix their signature hereto on the _____ day of _____ 2017.

For Braun Station West:

Lessee:

Authorized Representative Signature

Signature

Phone: _____

Manager: Tony LaFrenier

Home Phone: 957-1608 / Office: 680-3009

Address: _____

Office Hours of Operation: 9:30am to 6pm, Monday-Friday