

CLUBHOUSE RENTAL AGREEMENT

Rental of Clubhouse is limited to residents of Mirror Lake that are current with their annual homeowner's dues. Reservations are made on a first-come, first-served basis, and at the discretion of management. The Clubhouse cannot be used for commercial, personal gain or for-profit purpose, including fund raising. Resident reserving clubhouse is responsible for his/her conduct and the conduct of his/her guest(s) and must be present the entire time of usage and assumes 100% responsibility for all the guest(s) behavior. Resident agrees to abide by Clubhouse rules, property rules, local ordinances and state laws, including but not limited to those referring to liquor consumption, use of the drugs or controlled substances, disturbing the peace, disorderly conduct, vandalism, and theft.

Non-Refundable \$150.00 Rental Fee & \$100.00 Security Deposit must be paid with two separate checks.

Payable to: Mirror Lake HOA when rental agreement is signed/time of booking.

The security deposit will be refunded if the Clubhouse has been left in the same condition as found and no violations have occurred.

Clubhouse Guest Maximum: 30

Clubhouse Rental Hours: 9 am-10 pm Saturday-Sunday, 4 pm -10 pm Monday-Friday

Resident must adhere to the reservation times agreed within the rental agreement. Is the responsibility of the resident to allow adequate time within their reserved time for set-up, event, and clean-up of Clubhouse.

Resident agrees to the following Clubhouse clean-up and closing procedures:

- Seal all trash in plastic bags and place in outside garbage containers and put new plastic bags into trash cans.
- Wipe up any spills and crumbs, sweep, mop, and vacuum the clubhouse as necessary as well as clean the bathroom and kitchen.
- Remove all food and drink items as well as personal items brought into the Clubhouse. Management assumes no responsibility for residents or resident's guests' property.
- Resident agrees to return air-conditioning to 80 degrees in the spring/summer months.
- Resident agrees to return heat to 65 degrees in the fall/winter months.
- Leave all table & floor lamps on, turn overhead lights off except leave light switches in the up position if marked with an X.
- The Clubhouse is monitored by security cameras 24/7 (inside and out) so please leave the window blinds open.

Management STRICTLY PROHIBITS the following:

- Liquor consumption inside and outside the clubhouse or Sale of liquor.
- Smoking in any area of the clubhouse.
- Use of drugs or controlled substances.
- Lewd or immoral conduct, rowdiness, brawling, or fighting.
- Gambling.
- Loud music.
- Firearms.
- **DO NOT MOVE THE FURNITURE.** If you remove items off the tables, please put back items in their proper location prior to locking up. Taking a photo of the facility before the event is a suggestion.
- **DO NOT TAPE OR ATTACH ANY ITEMS TO THE WALLS.**
- Parties must be contained within the Clubhouse and upper deck area. Rental of the Clubhouse does not include use of the pool or accessing the deck stairs to the pool.

Date of Clubhouse Function	Time of Function	Type of Event	# of Guests Attending
Resident Signature	Resident's Property Address	Resident's Contact Number	
Date	Rental Fee Check #	Security Deposit Check #	