

**Clubhouse Rental**

1. Clubhouse rental is for Owners in good standing only, and is not available to those outside our community.
2. To make a reservation, please call 350-8729. Your call will be returned as soon as possible (generally within 24 hours).
3. The fee for private events is \$75.00, payable to Whispering Meadows Homeowners Association.
4. The security deposit fee is \$100.00 for 50 and under guests, and \$200.00 for above 50 guests. Checks should be made payable to Whispering Meadows Homeowners Association.
5. There is no fee for events that involve only Whispering Meadows Owners, but rental should be coordinated as stated in Step 2 above.
6. Payment of the rental fee for private events will be made at the time an event is scheduled. No date will firmly be reserved until payment has been received. Money will be refunded if event is canceled 30 days or more prior to the reserved date. Payments may be left in the special mailbox at the end of Davidson Drive (4455 South Davidson Drive).
7. A few days before your event, a Clubhouse Committee member will call to schedule a pre-event monitoring of the Clubhouse. At that meeting, the Committee member will issue a key to the Owner, collect the security deposit, and have a rental agreement signed. Also at that meeting, a post-event monitoring of the Clubhouse will be scheduled at a convenient time for both the Owner and the Committee member. At the post-event monitoring, the deposit check will be returned if the Clubhouse has been properly cleaned and is free of damage. The key will be returned to the Committee member at that time as well.
8. Owners are responsible for their own cleaning, vacuuming, and mopping.
9. The Clubhouse may not be booked by the same Owner for consecutive years on the same major holiday. Holidays included are New Year's Day, Easter, Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving, Christmas Eve, Christmas Day, and New Year's Eve. If the date is still available two months prior to the holiday, it may be open to any Owner, including the person who had that day on the previous year.
10. The swimming pool/area is not available for private rental, and its use by guests attending a private Clubhouse rental event is prohibited.
11. The Clubhouse is a smoke-free environment. Smoking is prohibited anywhere within the Clubhouse.

Approved by the Board of Directors April 23, 2003

Revised and approved by the Board of Directors February 19, 2007

Revised and approved by the Board of Directors February 16, 2009

Revised and approved by the Board of Directors May 17, 2010

Revised and approved by the Board of Directors September 19, 2011

Revised and approved by the Board of Directors November 19, 2012

Revised and approved by the Board of Directors January 19, 2015

Whispering Meadows ("WM") and Renter agree to the following terms and conditions upon renting the WM Clubhouse:

1. The rental fee for the Clubhouse is \$75.00. The Security Deposit is as follows:
  - a) Up to 50 people: \$100.00
  - b) Over 50 people: \$200.00
2. The Clubhouse will be inspected by WM and Renter prior to the rental period, and the checklist is to be completed by WM and Renter regarding the condition of the Clubhouse. Failure to complete the inspection will result in Renter being held responsible for any damage.
3. In the event the checklist is completed, and there is determined to be damage to the Clubhouse or cleaning or repairs have to be completed after the rental period, Renter shall forfeit their security deposit.
4. The pool area is NOT included in the Clubhouse rental Renter agrees to NOT use the pool area. If Renter, or any guest of the Renter, is injured in the pool area Renter agrees to indemnify WM, or any of its representatives or agents, from all liability arising from such unauthorized use of the pool area.
5. If Renter, or any guest of the Renter, causes damage to the Clubhouse in excess of the Security Deposit, then Renter agrees to pay that excess amount for repairs.
6. Renter agrees not to light any candles or otherwise cause open flames to be present during the rental period.
7. Renter agrees not to use the telephone in the Clubhouse for any long-distance phone calls, or other fee-based calls. Renter agrees to pay for any telephone charges that are incurred by WM as a result of the unauthorized use of the telephone in the Clubhouse.
8. Renter agrees to be physically present at all times during the rental period.
9. Renter agrees to clean up after their rental period, and leave the Clubhouse in the same or better condition than prior to the rental period.
10. Renter agrees to not put any nails, hooks, hangers, or use other hardware or devices that leave permanent damage in the walls, woodwork, floors or ceiling, or otherwise cause permanent damage to the Clubhouse.
11. Renter agrees that violation of any of this Agreement will result in the following:
  - a) 1<sup>st</sup> Violation: Forfeiture of full Security Deposit.
  - b) 2<sup>nd</sup> Violation: Forfeiture of the privilege of renting the Clubhouse for 1 year.
  - c) 3<sup>rd</sup> Violation: Barred from renting the Clubhouse.

12. WM and Renter agree to truthfully complete the following checklist prior to and after the rental period:

CHECKLIST

BEFORE

AFTER

WM (Initial)	Renter (Initial)		WM (Initial)	Renter (Initial)
		Security Deposit collected		
		Bathrooms inspection		
		Refrigerator & Freezer		
		Microwave, Stove, Oven		
		Dishwasher		
		Coffee Pots		
		Garbage Disposal		
		Trash containers		
		Counters & Tabletops		
		Carpet & Floors		
		Tables & Chairs in card room		
		Fireplace		
		Furniture in main room		
		Trash bags tied, placed in dumpster with lids secured		
		Thermostat – 60 degrees (winter) 80 degrees (summer)		
		Red cones (set up 3 in the Red Zone area during rental period)		

Date of Rental: \_\_\_\_\_ Time of Rental: \_\_\_\_\_

Reason for Security Deposit not being returned:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

By signing below Renter, and by paying the Security Deposit agrees to all of the terms and conditions of this Agreement:

\_\_\_\_\_  
Renter

\_\_\_\_\_  
Date

\_\_\_\_\_  
WM Representative

\_\_\_\_\_  
Date