



## Bailey's Grove Club House Rental Agreement

This rental agreement is made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between the Bailey's Grove Property Owner's Association (Lessor) and \_\_\_\_\_ (Lessee) for the use of the club house, upon the following facts, terms and conditions:

- A. Lessee currently owns a single family home or condominium in the Bailey's Grove community with the street address of: \_\_\_\_\_  
Phone #: \_\_\_\_\_.
- B. Lessee will be in attendance at the club house during the rented time period at all times.
- C. Rental rates are as follows:  
Weekday 4 hours - \$75.00  
Sat/Sun/Hol daytime 4 hours - \$150.00  
Fri/Sat night time 6:00pm until midnight - \$200.00
- D. Lessee is contracting to rent the clubhouse on the following date and time:  
Date: \_\_\_\_\_ Day of week: \_\_\_\_\_  
Hours: From: \_\_\_\_\_ To: \_\_\_\_\_
- E. A deposit in the amount of \$200.00 is required at the signing of this agreement and will be returned in full within three (3) business days unless:
1. The lessee or his/her guests do damage to the club house, surrounding areas or its furnishings. Damages exceeding the \$200.00 deposit will be billed to the Lessee and shall be due upon receipt of bill. If not paid within thirty (30) days, the amount due can become a lien against Lessee's property in the same manner as unpaid association fees.
  2. The Lessee does not complete basic clean up and trash removal after the function – **see attached Exit Checklist for tasks and fees**, additional costs will be assessed.
- F. Cancellations January – November, excluding Holidays  
More than 30 days prior to reservation date – no cancellation fee.  
15 - 30 days prior to reservation date – 25% cancellation fee.  
7 - 14 days prior to reservation date – 50% cancellation fee.  
Less than 7 days prior to reservation date – 100% cancellation fee.
- Cancellations December and Holidays  
More than 60 days prior to reservation date – no cancellation fee.  
30 – 59 days prior to reservation date – 50% cancellation fee.  
Less than 30 days prior to reservation date – 100% cancellation fee.  
In the event the BGPOA has to cancel an event a full refund will be given.
- G. Damage or loss of personal property by the Lessee or its guests is not the responsibility of the Association.
- H. Lessee, its agents and invitees, hold the Association harmless from any claims, actions, liability and expense in connection with loss of life, personal injury or loss of property arising out of the use by Lessee of the property by Lessee, its agents or invitees.

- I. Lease and security due upon reservation.
- J. An event plan may be requested prior to the signing of the rental contract. The Clubhouse Manager has the final authority and approval of said plan.
- H. The Bailey's Grove Community Center shall only be used in a lawful manner. It is the sole responsibility of the Lessee to ensure compliance with all Local, State and Federal laws.

BAILEY'S GROVE PROPERTY OWNER'S ASSOCIATION

By \_\_\_\_\_ it's Club House Manager

I have read, understand and agree to this Lease, Club House Rules and the Exit Checklist.

Lessee \_\_\_\_\_