

Village Pointe Homeowners Association Clubhouse Rental Policy

1. The exclusive use of the Clubhouse and its facilities are available on a rental basis to all Village Pointe HOA Members in good HOA dues standing. The Clubhouse is not available to outside groups unless approved by the Board of Directors.
2. The Clubhouse is not available for revenue-producing functions.
3. Renters shall be fully responsible for all activities occurring during the rental period. The Village Pointe HOA shall be free and blameless of any damage or loss of personal property and/or bodily injury suffered during or as a result of the rental.
4. All rental agreements will be made exclusively with adult residents, 21 years of age and older. Any use of the Clubhouse by minors must be with appropriate adult supervision. In all cases, the adult Homeowner is the responsible party.
5. Reservations will not be considered binding until all of the following have been received: Payment of **\$100** for the rental fee (unless it is your first time renting the clubhouse), a **\$100** deposit and the **"Clubhouse Rental Agreement"** form. ***Your first rental each year is free.*** If payment is required for the rental, please provide two separate checks (one for the rental fee and one for the deposit) made payable to "Village Pointe HOA". Checks should be personal checks from the homeowner or cashier's checks.
6. A \$100 security deposit for cleaning and damage is required. The portion of the deposit not used for cleaning and/or damage will be refunded. This in no way limits the liability of the renter for cleaning and/or damage in excess of the security deposit. The homeowner will be billed for any damages or cleaning exceeding \$100.
7. The interior of the facility may be decorated at the discretion of the homeowner subject to the following restrictions: no nails, tacks, or glue may be used on walls, fixtures or appliances. **Failure to abide by this restriction may result in the loss of a portion or all of your deposit.**
8. Clubhouse Renters are required to leave the Clubhouse in the same clean condition as it was found. Trash may not be disposed of in the outside trash receptacles in the pool area. **All trash must be removed from the Clubhouse and properly disposed of by the Clubhouse renter.** **Failure to remove ALL of your garbage will result in the loss of your deposit.**
9. The maximum number of people allowed in the Clubhouse is **30**.
10. The pool cannot be used as part of the renter's private party. During the rental of the Clubhouse, the party must be contained inside the Clubhouse.
11. No furniture shall be removed from the pool area.
12. No stereo speakers shall be placed outside the Clubhouse. All music must remain within the Clubhouse and should be lowered after 9:00 p.m. Please be considerate of your fellow members in the Association.
13. The Village Pointe Clubhouse is a non-smoking facility.
14. Failure to comply with the clubhouse rental policy may result in loss of clubhouse rental usage in the future.

Please direct all Clubhouse inquiries to Marshall Cosby (925) 778-0218

PLEASE RETAIN THIS PAGE FOR REFERENCE

Village Pointe Homeowners Association
Clubhouse Rental Agreement
\$100 Rental Fee (1st Usage Each Year is Free) and \$100 Deposit

Homeowner's Name: _____

Village Pointe HOA Address: _____

Day Phone #: _____

Evening Phone #: _____

Date of Event: _____

Time (Beginning to End): _____

Type of Function: _____

Number of people expected: _____ (Maximum 30 people)

I/We, the undersigned homeowner(s), request the use of the Village Pointe Clubhouse facilities. I/We have read and agree to follow the rules of the Village Pointe Homeowners Association during my private use of the facility. I/We agree that I/we are completely responsible for all persons using the facility during my rental period and shall hold harmless from and will defend the Village Pointe Homeowners Association against any and all claims for liability for any injury and/or damage to any persons and/or personal property. I/We have read the "Village Pointe HOA Clubhouse Rental Policy" and agree to accept the terms and conditions for use of these facilities.

Homeowner's Signature _____ Date _____



This page must be submitted with your rental fee (if applicable) and deposit to Marshall Cosby (925) 778-0218 at 1613 Somerset Place at least two days prior to your Clubhouse rental date.

Enjoy your event!