

PARK VILLAS NORTH CONDOMINIUM ASSOCIATION, INC.

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San Diego, CA 92108

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CLUBHOUSE RENTAL AGREEMENT

I hereby request reservation of the Park Villas North Clubhouse for a private gathering between the hours of _____ and _____ on _____, _____.
[available between 10AM and 10PM]

As a responsible adult I agree to be in attendance throughout the gathering and will supervise my guests to ensure compliance with all of the following rules for proper use of the facility:

I. RESERVATION REQUIREMENTS:

1. Reservations to be requested a minimum of ten (10) days in advance.
2. A security deposit of \$150.00, made payable to Park Villas North, to be paid at the time of reservation and only returned after compliance with all provisions of this contract.
3. A separate **non-refundable** rental fee of \$60.00 is required at the time the deposit is made.
4. The key must be picked up at the Management Company's office or onsite office a minimum of 24 hours prior to the date of the reservation.
5. All requests for reservations shall be on a first call, first serve basis.
6. Unit Owner must be a member in good standing and the Board of Directors reserves the right to refuse any request, if, in their judgment, it is warranted.

II. USE REQUIREMENTS:

1. **NO SMOKING IN THE CLUBHOUSE.**
2. No nailing or tacking decorations to the walls
3. Maximum occupancy: 30
4. Clubhouse hours: 10:00 a.m. until 10:00 p.m. (cleanup must be completed and doors locked by 10PM)
5. Pool Parties are not allowed as part of Clubhouse rental and no wet swimsuits should be worn into the Clubhouse or wet towels be placed on the furniture.
6. Radios televisions, musical instruments, party activities, and other noise sources must be modulated at all times and Clubhouse doors must be kept closed during rental period so that music or other noise does not disturb other residents.

NOTE: Be considerate and remember that your neighbors may not keep the same hours as you do. For your information, according to SDMC 59.50502, during the hours between 10:00 p.m. and 8:00 a.m., noise plainly audible from any building or structure at a distance of 50 feet is a violation of the City Noise Ordinance.

III. CLEANUP REQUIREMENTS:

I agree to completely clean the Clubhouse immediately following the gathering so that the facility is available and ready for use. I will ensure that:

1. The kitchen sink, all countertops, stove, microwave and refrigerator are cleaned including finger prints removed from stainless steel appliance doors.
2. The walls, furniture and accessories such as folding tables shall be cleaned off including any fingerprints, stains, etc.
3. The floor will be swept clean, and spills removed and cleaned immediately before they become an ugly stain (Use lukewarm water and dishwashing detergent for most spills)
4. All furniture and furnishings are accounted for and in their original condition, and folding tables and chairs are broken down and stacked against the far wall.
5. Before leaving, take garbage bags out of all garbage containers including recyclables and deposit in nearest outdoor trash dumpster.
6. Turn off all lights, appliances, air conditioner, and close and lock all doors.

IV. SECURITY DEPOSIT REFUND:

The facility will be inspected by a designated representative of the Association after each use. Upon determination that the facility has been properly cleaned, that there is no damage to the facility or the appliances and furniture and that renter has not broken any of the rules listed on this contract or in the Rules and Regulations of the Association, the security deposit will be returned within three working days, provided however, that any breach of this agreement such as, but not limited to, excessive noise, exceeding occupancy limits, unauthorized pool use, etc., shall result in withholding part or all of the deposit depending upon the severity of the infraction(s). In addition, any party found breaking these rules may be barred from using the Clubhouse again.

ACKNOWLEDGED AND AGREED TO:

Signed: _____, Date: ____ / ____ / ____
 Owner *or* Tenant

Address: _____ Home Phone: _____

Work Phone: _____

Key Number: _____
Date Issued: ____ / ____ / ____
Date Returned: ____ / ____ / ____