



## HARBOUR ISLE WEST CLUBHOUSE RESIDENT'S RENTAL AGREEMENT

The Harbour Isle at Hutchinson Island West Condominium Association agrees, subject to the stipulations below, to rent the Clubhouse, located at 14A Harbour Isle Drive West, Ft. Pierce, FL.

Resident \_\_\_\_\_

Address \_\_\_\_\_

Phone: Home \_\_\_\_\_ Business/Cell \_\_\_\_\_

Day/Date \_\_\_\_\_ Hours \_\_\_\_\_

Purpose of activity \_\_\_\_\_

Number attending \_\_\_\_\_ (Not to exceed 120)

Alcoholic beverages will \_\_\_\_\_ will not \_\_\_\_\_ be served.

Proof of Liability insurance by providing a certificate naming Harbour Isle West Homeowners Association as an additional insured with a minimum of \$1,000,000 (one million dollars) of general liability, and if there is liquor being served, supply a certificate evidencing liquor liability with a limit of \$1,000,000 (one million dollars).

Name of Liability/Home Insurance Company \_\_\_\_\_

Policy number \_\_\_\_\_

### BUILDING USE STIPULATIONS

1. Resident agrees to pay Association the sum of :
  - a. \$500 (five hundred dollars) security deposit to cover the cost of any damage to or misuse of the clubhouse facilities.
  - b. \$100 (one hundred) for use of the dance floor (optional).
  
2. Resident will have use of the Clubhouse for the hours of the event on the day of the event, subject to the following:
  - a. All residents have access to the Clubhouse as long as they are not engaging in activities disruptive to the event.
  - b. The Clubhouse closes promptly at 10 PM. All cleanup must be completed at this time.
  - c. Non-resident guests must park in guest parking places only.
  - d. All contents of the kitchen are the property of HIW Social Committee. Residents must bring all their own supplies.

3. The resident will be in charge of and responsible for the property for the duration of the event and accepts full responsibility for the activities and behavior of all persons participating in or attending the function. If the resident is a renter, the owner of the unit must consent to the use of the Clubhouse by co-signing the contract.
4. Resident agrees to hold Association harmless from all claims and causes of action resulting from the utilization of the clubhouse, and will present evidence that he/she has secured liability insurance covering the event.
5. Resident agrees to reimburse Association for any losses and damages incurred, including replacement cost of any furniture, fixtures, or equipment entrusted to him/her, which is lost, stolen, or damaged during the utilization period. Resident shall be responsible for attorneys' fees incurred in recovering damages or losses.
6. Resident agrees to leave the premises in clean condition. Excess soiling of carpet, kitchen, tables, chairs, etc. may be cause for charging a fee for extra cleaning expense, said fee to be deducted from the deposit.
7. The security deposit of \$500.00 (five hundred), which is due seven (7) days prior to the event, will be returned within fifteen (15) working days following the event if no damage or loss has occurred, there is no excessive soiling as set forth in foregoing paragraph 6, and no other charges have been levied against it. In the event of smoking in the building, no deposit shall be returned.
8. Resident and their guests shall comply with all HIW rules and policies.
9. Resident shall comply with all federal, state, county, and city laws, including Fire Department regulations and shall obtain at Resident's expense any required licenses or permits.
10. If fire or other damage to the Clubhouse prior to the requested date prevents use of the facilities, Association will return to the resident any fees or deposits received from the resident, and the resident waives any claim for damages or compensation for the termination of the Agreement.

The terms of this agreement are understood and accepted by:

Resident \_\_\_\_\_ Date: \_\_\_\_\_

Owner \_\_\_\_\_ Date: \_\_\_\_\_

For Association \_\_\_\_\_ Date: \_\_\_\_\_