

Woodridge Terrace Homeowners Association, Inc.  
Clubhouse Rental Agreement

I, \_\_\_\_\_ legal owner and/or resident at \_\_\_\_\_, Centennial, CO 80122, do hereby agree to the following rules, regulations and fees governing use of the Woodridge Terrace Homeowners CLUBHOUSE; UNDERSTANDING THAT THE USE OF THE FIREPLACE AND POOL ARE NOT INCLUDED.

1. I agree to a security deposit of \$150.00 upon signing of this Agreement. The aforementioned security deposit will be returned to me within one week after an inspection is made to determine any damages or extra cleaning fees.
2. I agree to pay a usage fee of \$25.00. Keys will be issued no more than 48 hours before use.
3. The Clubhouse hours are 8:00 a.m. to 12 midnight on weekends (Friday through Sunday), 8:00 a.m. to 10:00 p.m. weekdays (Monday through Thursday). The Clubhouse must be cleaned and vacated by the specified hours previously mentioned. The Host/Hostess agrees to close all windows and make the clubhouse secure from entry after the party. The Clubhouse will be locked at all times when not in use. Keys to be returned to Clubhouse Representative within 24 hours of use.
4. Smoking is not permitted within the facility gates to include the clubhouse, pool area, picnic tables and gardens.
5. **PARKING IS NOT PERMITTED ON EAST NICHOLS DRIVE IN FRONT OF THE CLUBHOUSE BECAUSE IT IS A DESIGNATED FIRELANE.** It is the responsibility of the host/hostess to inform guests where to park. Violators will be ticketed or towed at the owner's expense.
6. The Host/Hostess, being a qualified Woodridge Terrace Townhome resident, shall be on the premises at all times during the gathering. In the event alcohol is served, the Host/Hostess shall be responsible not to dispense said intoxicating beverages in excessive quantities or to persons under 21 years of age in accordance with State Law.
7. The occupancy of the Clubhouse shall not exceed fifty (50) persons.
8. I agree to maintain control of the conduct and noise of those attending (invited or uninvited). In the event that such conduct or noise creates a disturbance to any of the Homeowners I may be asked by a Woodridge Terrace HOA Board member to vacate the premises.
9. The Clubhouse shall not be used for any unlawful purposes. Also, no monetary consideration in the form of an admission, donation or otherwise shall be charged in connection with its use.
10. **ALL TRASH WILL BE DISPOSED OF BY THE HOST/HOSTESS AND DISPOSED AT THEIR RESIDENCE. NO BAGS OR RUBBISH WILL BE LEFT AT THE CLUBHOUSE.**
11. The Host/Hostess shall pay WTHOA for breakage of personal property, fixtures, or other property damage caused by them or their guests. Please see page 29 Section 12.12 of the WTHOA Declaration of Covenants which states, "If an Owner, who by negligent or willful act, causes damage to the Common Area or other Properties which are insured as a Common Expense, then said Owner shall bear the whole cost of the deductible required in the blanket insurance policy for the Association on the Common Area and other such Properties. An Owner shall be responsible for any action of members of his family, his tenants or his guests which cause damage to said Common Areas or other Properties."

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12. The Host/Hostess agrees to indemnify and hold harmless the Woodridge Terrace Homeowners Association, Inc. from any and all claims, losses or damages in the nature of personal injury that may be suffered or imposed upon WTHOA by persons attending the event. The Host/Hostess for himself/herself and his/her guests, hereby releases and discharges of any claim for personal injuries suffered while on the grounds of Woodridge Terrace Homeowners Association of which otherwise may arise out of the event.
  
13. Should the Host/Hostess fail to pay any amount called for in the Agreement; said Host/Hostess will be held liable for all attorney fees incurred by Woodridge Terrace Homeowners Association in recovering amounts due.
  
14. The undersigned acknowledge(s) and agree(s) that they have read and will abide by the Clubhouse Agreement.

Date Requested _____	Number of Guests Expected _____
Nature of Occasion _____	
Host/Hostess _____	Address _____
Signature _____	Phone _____
Date _____	Refund _____
Agent _____	
Remarks _____	