

Somerset at Abacoa Condominium Association, Inc.

Somerset Clubhouse Rental Agreement

C/O GRS Community Management, Inc.

3900 Woodlake Blvd. # 309 Lake Worth, FL 33463

Phone: 561-641-8554

Name: _____ Date: _____

Address: _____ Unit: _____

Phone: Daytime: _____ Cell: _____ Email: _____

I wish to reserve the Somerset Clubhouse for the following Day. Time and Event:

Date: _____ Time: _____ Type of Event _____

Approximate number of people attending: _____ (Maximum - 68)

Please initial the following:

___ By signing this request, I understand that I will be responsible for making certain the Clubhouse is left in the same condition that it was found. I understand that I will be responsible for locking the clubhouse doors.

___ I understand the rental of the clubhouse does not include the library, card room, weight room, kids playroom, work out room, conference room, and/or the Association pool.

___ I will make arrangements to get the key on the day of the event or the Friday before the weekend of the event, from the Association manager or Board member and will return the key the first business day following the event.

I understand that there is a \$150.00 Fee required to rent the facility which is NON-REFUNDABLE.

I understand that there is a \$200.00 damage and cleaning deposit which is deposited into an escrow account and is REFUNDABLE. In the event the clubhouse is damaged or not cleaned to the satisfaction of the Association, the deposit will be retained to cover this additional expense.

I understand that I will be responsible to make certain that this facility is properly locked after my use.

___ I understand that Somerset @ Abacoa Condominium Association shall not be responsible for any accidents or injuries arising from my use of this facility. I further agree to indemnify and hold the Association harmless from any liabilities or any injury, damage or accident to any Resident of the Association, a guest, invitee or any other person or to any third person and for any damage to the property, arising out of or in course of the usage of this facility.

The hours for rental of the Clubhouse will be from **8:00 AM to 10:00 PM**

Signature: _____ Date: _____

\$200.00 deposit (Refundable if No Cleanup or Damage Repair is required)

Check Number: _____

\$150.00 rental fee (non-refundable made payable to Somerset at Abacoa)

Check Number: _____

Manager's Approval: _____ Date: _____

Date Key obtained: _____ Date Key returned: _____

Note: Key obtained and returned to GRS Community Management

Somerset at Abacoa Condominium Association. Inc. Rules & Regulations for Rental of Clubhouse

The following information is to acquaint each Somerset Resident with his/her obligations while using the Somerset Clubhouse. The intent is to be fair to all and to provide a social and recreational facility in an equitable and impartial manner.

GENERAL USE: The Somerset Clubhouse is to be used only by Residents, guests of Residents with the Resident in attendance. The Association's property manager will be responsible for taking reservations for the use of the meeting and entertainment facilities. A deposit will be required for all activities other than those sponsored by the Association. Any person or persons authorized to hold a private affair in the clubhouse will be responsible for leaving the facilities clean and in the same condition as it was found.

EQUIPMENT: The Clubhouse tables & chairs or common equipment of any kind shall not be removed from the premises. No radios, CD players, or any other type of music player, will be allowed in the Clubhouse, unless they are used during a supervised recreational activity of a private rental. No skateboards, in-line skates, roller skates, scooters of any type or bicycles are allowed in any part of the Clubhouse, including the porch area.

HOURS: Clubhouse rental hours are from **8:00 AM to 10:00 PM**. The minimum rental period is **4 hours**. The maximum rental is **8 hours**. Consecutive rentals are not permitted on Saturday or Sunday, except with Board approval.

ATTIRE: Shoes and shirts must be worn in the Clubhouse at all times. Wet bathing suits are not permitted in the Clubhouse.

CHILDREN: Children under twelve (12) years of age must be accompanied by an adult while using the Clubhouse

ALCOHOL: Alcoholic beverages are permitted in the Clubhouse, during Association planned, permitted and supervised recreational activities, or during private rentals.

SMOKING: Smoking of any tobacco products is never allowed in the Clubhouse.

CONDUCT: Abuse of the Clubhouse facilities will constitute grounds for restriction of any further use of the Clubhouse by the Resident deemed responsible. Any person (s) authorized to use the facility will be liable for the cost of repair resulting from damage caused directly or indirectly by themselves and/or their guests, to any property inside or adjacent to the Clubhouse, including landscaping. The Board of Directors of the Condominium Association retains the right to suspend the use and privileges of any Resident for any violation of these Rules and Regulations.

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Rules & Regulations for Rental of Clubhouse

Facility Rental

COMMUNITY EVENTS: Clubhouse may be used for organized events and parties

FUNDRAISERS: The Clubhouse is NOT available for fundraisers or events of a political, religious or promotional nature, except that candidates for public office may be invited to speak provided all candidates for the office are invited.

AVAILABILITY CRITERIA: Reservations will be through the Association's Property Manager and will be made on a first come first served basis. Reservations are available to Somerset Residents only and should be made not less than 30 days in advance.

Residents will need to complete an application and pay a Rental and Security deposit.

Checks or money orders must be made payable to Somerset at Abacoa.

The Clubhouse will not be available for private parties on the following days:

New Years Eve	Memorial Day
New Years Day	Halloween
Easter Sunday	Thanksgiving Day
Independence Day	Christmas Eve
Labor Day	Christmas Day

Application of the exclusive use of the Clubhouse shall be classified into one of the following categories:

Category 1

Association sponsored recreational/community activities authorized by the Board of Directors.

Category 2

Any Resident sponsored group using the facilities for meetings, etc. In order to be defined under this category the group must consist of fifty-one percent (51 %) of Somerset Residents.

Category 3

Any Resident sponsored private group, private organization, or private meeting using the facilities for parties, dinners, or special functions. Wedding parties may only be scheduled for marriages or wedding receptions of Somerset Residents or their children.

RENTAL FEES

Category 1 - No charge.

Category 2 - No Charge will apply if 51 % of attendees are Somerset Residents. If not the charge is \$1 00.

Category 3 - \$150.00 (8 hours maximum)

Category 2 and 3- Deposit of \$200.00 (refundable if no clean-up or damage occurs)

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CATERERS: The Association must be provided a copy of their license and insurance.

RESPONSIBILITIES: The Resident is responsible for setting up and arranging the room for his/her function, which includes setting up tables and chairs and returning same to the area where they were located in the Clubhouse.

CANCELLATION: Cancellation may be initiated by the Applicant, the Association Board of Directors or the Management Company.

LIABILITY: No high-risk activities, as determined by the Association or its Property Manager, will be allowed to be conducted in the Clubhouse. The liability for any personal injury and/or property damage resulting from improper or unauthorized use of property, facilities or equipment by any Resident or guest, is the responsibility of the Resident applicant to whom the application is issued. The Resident applicant is responsible for all guests complying with these rules and regulations.

PARKING: Parking is very limited; carpooling is recommended.

I have read and understand the Somerset Condominium Association Clubhouse rules and regulations and agree to abide by them.

Signature _____ Date