



DREXEL PARK TOWNHOMES 1 CONDOMINIUM ASSOCIATION, INC.
 C/O GRS MANAGEMENT ASSOCIATES, INC
 3900 WOODLAKE BLVD, #309
 LAKE WORTH, FL 33463
 (561) 641-8554

THE DREXEL PARK CLUBHOUSE MAY BE RENTED BY THE RESIDENTS OF OUR COMMUNITY UNDER THE FOLLOWING CONDITIONS:

- THE NON-EXCLUSIVE USE OF THE ROOM IS AVAILABLE FOR RENTAL FOR PERSONAL EVENTS ONLY, AND AT NO TIME SHALL AN ADMISSION BE CHARGED.
- DREXEL PARK RESERVES THE RIGHT TO CHANGE THE PRIORITY OF RESERVATION BASED ON THE REQUIREMENTS OF THE GENERAL POPULATION. IN PARTICULAR, THE FOLLOWING HOLIDAYS MAY BE RESERVED BY THE ASSOCIATION FOR THE ENJOYMENT OF ALL:
 - EASTER, MEMORIAL DAY, JULY 4TH, LABOR DAY, HALLOWEEN, CHRISTMAS, NEW YEAR'S EVE/DAY
- THE ROOM WILL BE AVAILABLE FOR FIVE HOURS FOR RESIDENTS ON A FIRST COME FIRST SERVE BASIS
- RENTAL TIMES: FRIDAY-7 P.M.-12 A.M., SATURDAY 12 P.M.-5 P.M. OR 7 P.M.-12 A.M., AND SUNDAY 12 P.M.-5 P.M., MONDAY – THURSDAY BASED ON AVAILABILITY.
- RESIDENTS MUST BE IN GOOD FINANCIAL STANDING WITH THE ASSOCIATION AND HAVE NO OUTSTANDING VIOLATIONS.
- RESERVATIONS ARE REQUIRED, NO LESS THAN 30 DAYS IN ADVANCE.
- A MANDATORY WALK-THRU WITH THE ASSOCIATION MANAGER IS TO BE DONE BEFORE AND AFTER THE EVENT.
- A UNIT OWNER OR AUTHORIZED TENANT MUST BE PRESENT AT ALL TIMES DURING THE FUNCTION.
- CHARGES: SECURITY DEPOSIT OF \$500 IS REQUIRED TO HOLD YOUR RESERVATION AND WILL BE RETURNED AFTER THE EVENT IF THE ROOM AND AREA IS LEFT IN THE PROPER CONDITION.
 - FAILURE TO CLEAN UP PROPERLY OR ANY DAMAGE MAY RESULT IN THE FORFEITURE OF SOME OR ALL OF THIS DEPOSIT.
 - A \$35.00 PER HOUR CLEAN UP FEE WILL BE DEDUCTED FROM YOUR \$500 SECURITY DEPOSIT IF NECESSARY.
 - ALL FEES MUST BE PAID BY CASHIER'S CHECK OR MONEY ORDER MADE PAYABLE TO DREXEL PARK. NO CASH WILL BE ACCEPTED. A NON-REFUNDABLE USAGE FEE OF \$100 WILL BE CHARGED FOR EACH BLOCK OF 5 HOURS USAGE BY THE RESIDENT AND A SEPARATE CHECK NEEDS TO BE WRITTEN IN FAVOR OF DREXEL PARK CLUBHOUSE FUND.
 - PAYMENT IS DUE IN FULL AT THE TIME OF THE RESERVATION.
 - ROOM AND THE IMMEDIATE AREA MUST BE RETURNED TO ITS ORIGINAL CONDITION. YOU ARE REQUIRED TO REMOVE ALL TRASH, DEBRIS AND DISPOSE OF IT TO RECEIVE A FULL SECURITY DEPOSIT REFUND.
- NO TACKS, NAILS, ETC. MAY BE PUT INTO THE WALLS, DOORS OR FURNITURE. NO GLITTER, RICE OR CONFETTI MAY BE USED AS A DECORATION (EITHER ON THE TABLES OR TO THROW AS AN EFFECT FOR CELEBRATION).
- YOU ARE NOT PERMITTED TO SET-UP ANYTHING OUTSIDE OF THE CLUBHOUSE, POOL DECK AREAS, ETC.
- NO LOUD ENTERTAINMENT IS PERMITTED.
- UNIT OWNER (AUTHORIZED TENANT IF UNIT IS RENTED) HEREBY AGREES TO HOLD DREXEL PARK ASSOCIATION, ITS OFFICERS, DIRECTORS, MEMBERS, AGENTS, EMPLOYEES AND VOLUNTEER COMMITTEE MEMBERS HARMLESS AND INDEMNIFY DREXEL PARK ASSOCIATION AGAINST ALL LIABILITY RESULTING FROM SAID FUNCTION.
- NO ALCOHOLIC BEVERAGES WILL BE PERMITTED. WHERE A UNIT OWNER OR OTHER PERSON BRINGS ALCOHOLIC BEVERAGES TO AN EVENT AT THE CLUBHOUSE, THE ASSOCIATION WILL HAVE THE AUTHORITY TO IMMEDIATELY CANCEL THE EVENT, REQUIRE THE REMOVAL OF ALL PERSONS FROM THE CLUBHOUSE, AND THE CLUBHOUSE SECURITY DEPOSIT WILL BE FORFEITED.
- CATERERS MUST PROVIDE PROOF OF LIABILITY INSURANCE IN AN AMOUNT NOT LESS THAN \$1,000,000.00.
- UNIT OWNER OR AUTHORIZED TENANT IS RESPONSIBLE FOR ALL PERSONS ATTENDING AND/OR HIRED FOR THE FUNCTION REGARDLESS OF AGE AND ANY DAMAGES CAUSED TO THE FACILITY. IF MONETARY DAMAGES ARE NOT PAID IN THE TIMELY MANNER, THE UNIT OWNER WILL BE LIABLE FOR LEGAL ACTION.
- ANY VIOLATION OF THESE RULES AND REGULATIONS OR OF THE CLUBHOUSE RENTAL AGREEMENT OR RESERVATION FORM WILL RESULT IN FORFEITURE OF SECURITY DEPOSIT, POSSIBLE CANCELLATION OF THE EVENT AND REMOVAL OF ALL PERSONS FROM THE CLUBHOUSE, FORFEITURE OF FUTURE USE OF THE ROOM AND/OR APPROPRIATE LEGAL ACTION AND COSTS.
- THE POOL MAY NOT BE RESERVED AS PART OF THIS AGREEMENT. ALL RESIDENTS AND THEIR GUESTS HAVE EQUAL ACCESS AT ALL TIMES.
- NO GLASS CONTAINERS OF ANY KIND ARE TO BE USED.

PRINTED NAME _____ DATE AND TIME(S) OF EVENT _____

SIGNATURE _____ TELEPHONE CONTACT _____

EMAIL _____

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DREXEL PARK TOWNHOMES 1 CONDOMINIUM ASSOCIATION CLUBHOUSE RENTAL AGREEMENT

Date of Function/Event _____ Time of Function _____ to _____

MAXIMUM OF FIVE HOURS PERMITTED PER EVENT. ONE HOUR SET UP AND FOUR HOURS FOR EVENT

Type of Function/Event: Please check one of the following:

<input type="checkbox"/> Bar/Bat Mitzvah	<input type="checkbox"/> Quince	<input type="checkbox"/> Reunion	<input type="checkbox"/> Holiday Party
<input type="checkbox"/> Baby Shower	<input type="checkbox"/> Sweet 16	<input type="checkbox"/> Anniversary	<input type="checkbox"/> Other _____
<input type="checkbox"/> First Communion	<input type="checkbox"/> Wedding	<input type="checkbox"/> Graduation	<input type="checkbox"/> Birthday

Number of Guests Expected _____ Contact Person Name _____

of Children _____ # of Adults _____ Telephone: _____
Email _____

Are Caterers hired for the event? Yes/No

Entertainment hired for the event? Yes/No

Type of Entertainment _____
(Attach a copy of the License, Insurance & Business Card for each outside vendor)

Deposit Check # _____ in the amount of \$ _____ Mailed _____ 2014.

THE ASSOCIATION RESERVES THE RIGHT TO MAKE CHANGES TO THIS AGREEMENT AS REQUIRED AND THE TERMS AND CONDITIONS OF THIS CONTRACT ARE NOT INCLUSIVE OR LIMITED TO THE FOREGOING.

AGREEMENT

I HEREBY AGREE TO FOLLOW THE RULES PERTAINING TO THE CLUBHOUSE ROOM RENTAL AND I ACKNOWLEDGE THAT I AM RESPONSIBLE FOR ANY AND ALL DAMAGES THAT OCCUR DUE TO THE GUESTS, CONTRACTORS OR CATERERS.

I CONSENT TO PERMIT A REPRESENTATIVE OF THE ASSOCIATION TO CHECK THE ROOM AND AREA FOR CLEANLINESS AND/OR DAMAGE BEFORE THE REFUND OF MY SECURITY DEPOSIT, WHICH MAY BE FORFEITED IF THE ROOM AND AREA IS NOT RETURNED TO THE SAME CONDITION AS IT WAS BEFORE MY FUNCTION.

I UNDERSTAND THAT ALL TRASH, DECORATIONS, FOOD OR FOOD RELATED ITEMS (DISHES, UTENSILS, TRASH, ETC.) CANNOT BE LEFT IN THE AREA AND MUST BE REMOVED IMMEDIATELY FOLLOWING THE FUNCTION.
BY SIGNING BELOW, I ACKNOWLEDGE THAT I UNDERSTAND THAT ALL OF MY DEPOSIT WILL BE FORFEITED IF THE ABOVE CONDITIONS ARE NOT MET. ADDITIONALLY, I UNDERSTAND THAT ALL OF MY DEPOSIT WILL BE FORFEITED IF THERE ARE ANY VIOLATIONS OF THIS RENTAL AGREEMENT, THE CLUBHOUSE RESERVATION FORM, OR THE RULES AND REGULATIONS GOVERNING CLUBHOUSE RENTALS.

I THE UNDERSIGNED, AGREE TO THE FOREGOING TERMS AND CONDITIONS OF THE DREXEL PARK TOWNHOMES 1 CONDOMINIUM ASSOCIATION CLUBHOUSE RENTAL AGREEMENT:

PRINTED NAME _____ SIGNATURE _____ DATE _____

ADDRESS _____ TELEPHONE CONTACT _____

EMAIL _____

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CLUBHOUSE RESERVATION FORM

I/We _____ ("USER"), hereby accept responsibility for the reservation, use and maintenance of the DREXEL PARK CLUBHOUSE on the _____ day of _____, 20____.

The swimming pool and pool deck may not be reserved.

The time limit for functions is as follows:

Fridays: 7 p.m. - 12 a.m.
Saturdays: First event: 12 p.m. - 5 p.m.
 Second event: 7 p.m. - 12 a.m.
Sundays: 12 p.m. - 5 p.m.
Monday - Thursday - based on availability

I/We understand and acknowledge that I/we will be responsible to make certain that this facility is properly locked and in the same condition as I/we accepted it on this _____ day of _____. I/We further agree to observe the guidelines for use of the CLUBHOUSE (Attached).

I/We have deposited a check in the account for DREXEL PARK in the sum of Five Hundred Dollars (\$500) representing a security deposit for the full and faithful performance by me/us of the terms and covenants contained in the Declaration of Covenants and Restrictions, Articles of Incorporation and the By-Laws of DREXEL PARK. This security deposit will be refunded at the sole discretion of the Board of Directors of DREXEL PARK as representatives of the DREXEL PARK Association, and upon inspection of the Clubhouse premises by either a Board member or Management to make certain that no damage has occurred as a result of my/our use of same.

In the event damage is discovered by the Board or Management, upon their inspection of the Clubhouse, the Board member and/or Management shall have the right to deduct the amount of any repair or cleaning costs from the damage deposit, if any. Should repair and/or cleaning costs exceed the damage deposit, I/we agree to pay the overage within thirty (30) days of receipt of the Board or Management's claim for additional money.

USER does hereby remise, release, acquit and forever discharges ASSOCIATION and its agents, representatives, insurers, successors, employees, owners, officers, directors and incorporators (collectively called the ASSOCIATION) from any and all causes of action, suits, debts, dues, damages, sums of money, accounts, reckonings, bonds, bills, covenants, contracts, controversies, agreements, promises, claims and demands of whatsoever kind or nature, in law or in equity, which USER ever had, now has or may claim to have against each and any of them, relating to the use of the CLUBHOUSE by USER and/or his/her agents, servants, employees, guests and/or invitees.

USER agrees to indemnify, defend and hold harmless the ASSOCIATION, and its agents, representatives, insurers, successors, employees, owners, officers, directors and incorporators (collectively called the ASSOCIATION) from and against any and all claims, loss, liability, cost or expense based upon or arising out of or otherwise with respect to the use of the CLUBHOUSE by USER and/or his/her agents, servants, vendors, employees, guests and/or invitees. Further, USER covenants and agrees, at his/her sole cost and expense, to indemnify, protect and save ASSOCIATION harmless against and from any and all damages, losses, liabilities, obligations, penalties, claims, litigation, demands, defenses, judgments, suits, proceedings, costs, disbursements or expenses (including, without limitation, attorneys' and experts' reasonable fees and disbursements) of any kind

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or of any nature whatsoever which may at any time be imposed upon, incurred by or asserted or awarded against ASSOCIATION and arising from or out of or in connection with the use of the CLUBHOUSE by USER and/or his/her agents, servants, vendors, employees, guests and/or invitees, including any and all claims from third parties, invitees, guests, and other persons seeking relief from damage arising from the use of the CLUBHOUSE by USER and/or his/her agents, servants, vendors, employees, guests and/or invitees, whether asserted directly against USER or asserted against the ASSOCIATION.

Failure to adhere to any of the rules or provisions set forth in this AGREEMENT shall constitute a breach of this AGREEMENT, resulting in a loss of all deposited funds and immediate termination/cancellation of the EVENT. In the event this AGREEMENT is breached, the USER shall remain responsible for any and all damages, clean up and fees as stipulated in this AGREEMENT.

This AGREEMENT shall be governed by the laws of the State of Florida. The terms of this AGREEMENT cannot be changed in any manner whatsoever unless agreed to in writing by the parties hereto. Any dispute arising from or related to this AGREEMENT shall be litigated in a court of law in Palm Beach County, Florida. The prevailing party shall be entitled to an award of their reasonable attorney's fees and costs.

This reservation agreement is dated this _____ day of _____, 20_____.

(OWNER/RENTER) Print & Sign

Property Address/Telephone Contact Name & Number

(WITNESS)

(ADDRESS)

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CLUBHOUSE GUIDELINES

The following guidelines should be observed to ensure that our Clubhouse is clean and safe for future users of this facility:

- o Ensure that guests park in designated spaces.
- o **NO ALCOHOL IS PERMITTED.**
- o Do not use tape, pins, or fasteners of any kind on the doors or walls. Use the permanently installed hooks for streamers and other decorations.
- o Smoking is prohibited in the Clubhouse.
- o Glass containers of any kind (i.e. soda and beer bottles; bowls, dishes, etc.) are strictly prohibited anywhere inside the fenced pool area.
- o Event is limited to five (5) hours. Homeowner will be allowed access one hour prior to the event for set-up.

AFTER YOUR PARTY/FUNCTION:

- o Leave the counters, sink, tables and chairs clean.
- o Remove all of your decorations inside and outside the Clubhouse.
- o Vacuum the carpet. Spot clean any new stains.
- o Check the walls and gently remove any new stains, if possible.
- o Check to ensure that water is not left running.
- o Stack the folding chairs against the long side tables (not against the walls).
- o Police the pool area and apron in front of the Clubhouse for soda cans, paper plates, cups, etc. left by your guests.
- o Reset the thermostat at 80° and ensure that the fan is set to "AUTO" and the function is set to "COOL".
- o Take your trash with you. Trashcans in the Clubhouse should be empty and clean.
- o Do not put party trash in the pool trashcan.
- o Turn off the lights.
- o Notify the Association Manager in writing to request the refund of your deposit.
- o PLEASE NOTE: A \$35.00 per hour clean up charge if necessary will be deducted from your \$500.00 security deposit.

We hope you enjoy your function.

The Drexel Park Board of Directors

Please sign and date after inspection is completed.

Clubhouse renter _____

Association Manager _____