

ISLAND SHORES ESTATES COMMUNITY BUILDING RENTAL AGREEMENT

Island Shores Estates Condominium Association community building may be rented by any owner or resident in good standing with the Association. Island Shores Estates reserves the right to screen the type of rental allowed and will be at the discretion of the Property Manager. A rental fee and deposit are required in two (2) separate checks. The deposit is refundable and will be returned within thirty (30) days of the date of the rental, as long as there is no damage, missing items and/or need for excessive cleaning.

Rental Rules:

1. The usage of the community building is limited to not more than 60 individuals.
2. The pool may not be used by any guests renting the community building.
3. The building must be vacated by 11:00 pm, unless prior approval has been given for a later exit time. After 9:00 pm all noise levels must be decreased as to not disturb Island Shores Estates residents. Noise levels must not be unreasonable and disruptive to any resident of the community.
4. The building must be cleaned on the day of the rental and left in the condition in which it was found.
5. All appliances used, refrigerator, stove, microwave, sink, coffee maker, etc., must be cleaned after use.
6. Kitchen, bathrooms, floors and carpets should be cleaned and vacuumed.
7. All trash must be placed in plastic bags and properly disposed of in one of the dumpsters.
8. All personal items and food must be removed, including from the refrigerator and freezer.
9. Outside (common areas) must be left clean and free of any personal items, trash or personal waste.
10. There is no smoking permitted in the community building. Lessee must provide a proper receptacle for cigarettes on the exterior of the building and is responsible for clean-up and proper disposal of such waste.
11. All decorations must be hung as to not damage any surface. All decorations must be removed during clean up, such as and including tape, ribbons, streamers, etc.
12. All windows and doors must be locked before vacating and all lights must be turned off.
13. The building key must be returned to the lock-box and the lock-box must be secured.
14. Any damages or cleaning fees, costing more than the deposit, will be billed to the responsible party.
15. The Board of Directors reserves the right to deny any future rentals of the Community Building in the event there is a failure to abide by these rules. There is a possibility such failure will result in the assessment of additional fines,

I, _____ Lessee(s) agree to personally indemnify, defend and hold harmless Island Shores Estates Condominium Association from all damage, injury, and liability caused or resulting from my use and my guests' use of the community building, parking lot and common/limited common areas. I agree to abide by all of the rental rules and ensure that my guests abide by those rules. I understand that any damages I shall be responsible for the cost of repair/replacement of such damages. I agree to return the facility to the same condition as it was in when I used it for my private function. I further understand that the security deposit previously given shall be used to cover the cost of such damage.

Print Name _____

Today's Date _____

Address _____

Phone number _____

Reason for Rental _____

Estimated number of guests _____

Date of Rental _____

Start time __ am/pm End time __ am/pm

Check # _____ Deposit Check # _____

Date deposit returned _____