



Admirals Walk

5751 Soldier Circle · Sarasota, FL 34233
(941) 921-4119 Fax (941) 921-4001

CLUBHOUSE RESERVATION

DATE OF REQUEST: _____

Bldg: _____ Unit: _____

DATE OF EVENT: _____

TIME OF EVENT: _____

TYPE OF EVENT: _____

NUMBER OF GUESTS: _____

NAME: _____

ADDRESS: _____

PHONE NUMBER: _____

The undersigned agrees that neither Admirals Walk Condominium Association, Inc., Management, nor any person employed or working on their behalf shall be held responsible or liable for any damage to the property of, nor bodily injury or death of the undersigned or his/her guests due to an activity being held at the Clubhouse.

It is further agreed that the undersigned is solely responsible for any damage to property belonging to the Admirals Walk Condominium Association, Inc., caused by the undersigned or the undersigned's guests.

SIGNED

PRINTED NAME

ADMIRALS WALK CLUBHOUSE RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made on _____, 20____, between _____ (Resident), residing at _____ and ADMIRALS WALK CONDOMINIUM ASSOCIATION, INC. (Admirals Walk), by and through its property manager.

PROPERTY RENTED:

1. Admirals Walk hereby rents to Resident the Admirals Walk Clubhouse including all fixtures, furnishings, accessories, appliances and appurtenances (excluding the pool and spa area) for the period:
From _____ o'clock _____ M., (month/year) _____
Through _____ o'clock _____, M., (month/year) _____
2. Resident states that the Clubhouse will be used for _____.
3. Under no circumstances will the Clubhouse be used for commercial purposes. No pets shall be permitted to be in the Clubhouse. Resident agrees not to alter or make additions to the Clubhouse, its painting, or its fixtures and appliances without Admirals Walk's written consent. Groups of more than 50 persons may not use the Clubhouse.
4. Resident agrees not to do or to permit any act or practice substantially at variance from the stated purpose above or injurious to the Clubhouse, which may be unreasonably disturbing to residents of properties surrounding the Clubhouse, which may affect the insurance risk factor on the Clubhouse, or which may otherwise be prohibited by law.
5. Rental of the Clubhouse for private functions is limited to adult residents of Admirals Walk. Use of the Clubhouse for private parties shall be scheduled with the office personnel at 921-4119. When a unit is leased, a tenant shall have all use rights in the Association's property and those common elements. The owner of the leased property shall not have such rights, except as a guest.
6. Resident agrees to use due care in the use of the clubhouse and the furnishings, fixtures and appliances therein, and to pay for all repairs to the Clubhouse and its contents, which are necessitated by any lack of care or any damage on the part of the Resident, members of the Resident's family, or his/her guests. No alcohol is permitted within the Clubhouse/pool area except during periods when it has been rented by the Resident for a private party. At those times, no alcohol may be served or consumed by minors. All alcohol must remain within the confines of the main room. Allowing any person to depart from the party with an alcoholic beverage will be deemed a violation of this Agreement and a violation of the Association's covenants.
7. Resident shall surrender possession of the Clubhouse to Admirals Walk at the termination of his/her use in as good a condition as when taken, excepting only normal wear and tear.
8. Resident has reviewed and initialed each item on the attached Admirals Walk Clubhouse Party Rules prior to his/her execution of this Agreement. The Rules are attached to this Agreement and incorporated as specific obligations of the Resident.

ADMIRALS WALK LIABILITY:

Resident agrees that **Admirals Walk** shall not be liable for property damage or personal injury occurring in the Clubhouse regardless of cause unless the damage or injury results from **Admirals Walk** gross negligence or intentional tort.

SECURITY DEPOSIT:

Resident agrees to pay to **Admirals Walk** two (2) separate checks for the sum of TWO HUNDRED DOLLARS (\$200.00) as a Security Deposit and a Cleaning Fee of ONE HUNDRED DOLLARS (\$100.00) prior to occupancy of the Clubhouse. The deposit shall be held by **Admirals Walk** as a security for **Resident's** performance of this Agreement, and against any damages caused to the Clubhouse or any other part of **Admirals Walk** property by **Resident**, his/her family, and guests during **Resident's** use of the Clubhouse. **Resident** understands and agrees that the security deposit may not be applied against any other amount due from **Resident** to **Admirals Walk**. Within ten (10) days following the termination of **Resident's** use, **Admirals Walk** shall return the security deposit to **Resident**, less any deductions from it on account of amounts owed by **Resident** to **Admirals Walk**, together with a written itemization of such amounts, to **Resident** by check payable to all persons signing the Agreement mailed to the address shown above. **Admirals Walk** reserves the right to void the check in lieu of returning the check. In the event that the security deposit is insufficient to make **Admirals Walk** whole with the respect to all damage done to the Clubhouse or other parts of **Admirals Walk** during **Resident's** use of same, **Resident** agrees that **Admirals Walk** shall have claim against **Resident** personally as well as the right to prepare and file a Claim of Lien against the **Resident's** residence in **Admirals Walk** to secure the payment of same and that **Admirals Walk** shall have all remedies against **Resident** as provided in the Declaration of Covenants and Restrictions in the collection of sums due.

ASSIGNMENT:

Resident shall not assign or sublease the Clubhouse without the express prior written consent of the Board of Directors.

THE TERM "RESIDENT":

The term "**Resident**" used in this Agreement shall refer collectively to all persons named above and signing this Agreement as **Resident**, and the liability of each such person shall be joint and several. Notice given by **Admirals Walk** to any person named as **Resident**, or by any such person to **Admirals Walk**, shall bind all persons signing this Agreement as **Resident**.

ATTORNEY'S FEES:

In any action or proceeding arising out of this Agreement to enforce this Agreement, or to secure any rights provided under this Agreement, the prevailing party shall be entitled to recover reasonable attorney's fees and costs.

SIGNED

DATE

PRINTED NAME

CLUBHOUSE PARTY RULES

Please initial all items below to indicate your compliance with the rules:

- _____ Resident must be present at all times.
- _____ The Clubhouse furniture and furnishings are not to be moved. Moving of Clubhouse furniture and furnishings will result in the loss of your Security Deposit in part or in full.
- _____ No furniture is to be brought into the Clubhouse. There are three (3) tables and approximately twelve (12) folding chairs on-site that are available for your use.
- _____ Glass and alcohol is strictly prohibited in the pool area. Fines will be enforced.
- _____ Make sure all doors and windows are closed and locked.
- _____ Do not change the temperature in the Clubhouse. If the temperature is changed this will result in withholding part of the security deposit.
- _____ Turn off all lights in bathrooms, ceiling lights, kitchen lights and recessed lights.
- _____ Remove and dispose of all garbage. **DO NOT LEAVE GARBAGE BAGS ON THE INSIDE OR OUTSIDE OF THE BUILDING. ALL TRASH MUST BE REMOVED FROM THE PREMISES AND PROPERLY DISPOSED OF IN THE DUMPSTER AREA.**
- _____ Floors are to be dust mopped and kitchen countertops wiped off prior to vacating.
- _____ The maximum amount of time for the party/function is four (4) hours. The Clubhouse needs to be completely locked up no later than 10:30 PM. All cars must be vacated from the Clubhouse parking lot and drive no later than 11:00 PM.
- _____ Do not place tape on walls, windows or décor.
- _____ Remove all items from the refrigerator/freezer and kitchen area.
- _____ Clubhouse must be returned to its condition prior to your event.
- _____ Pool and pool deck use is not exclusive to your party. Pool may not be closed to other residents.
- _____ Outdoor or indoor cooking is strictly prohibited except for reheating food items in the on-site microwave. Barbecue grills are to be used in the designated areas.

CLUBHOUSE RENTAL FEES:

Security Deposit: \$200.00
Cleaning Fee: \$100.00
Cleaning Fee cannot be waived.

Check # _____ in the amount of \$200.00 made payable to Admirals Walk Condominium Association for the Security Deposit.

Check # _____ in the amount of \$100.00 made payable to Admirals Walk Condominium Association for the Cleaning Fee.