

**Lakeview Estates Condominium Association**

**Contract for Clubhouse Rental**

Only Residents in good standing may rent the clubhouse.  
This includes all association fees, penalties, or fines assessed.

PLEASE NOTE: Please read carefully. There are no holiday rentals. This contract must be signed and returned with the fees paid in full at least 3 weeks prior to the date of the rental. If not, the clubhouse will not be scheduled or held for rental. Availability of the clubhouse is determined on a first come, first serve basis.

Date of Request: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Work: \_\_\_\_\_

Date of Function: \_\_\_\_\_

Time: The clubhouse is available from 10:00 am to 9:00 pm (including clean-up time)

The rental times I am requesting are: \_\_\_\_\_ to \_\_\_\_\_.

I understand that any additional time outside of the above request may result in added rental fees and/or forfeit of deposit.

Cancellation: Cancellations must take place 48 hours ahead of time. Failure to do so may result in Forfeiture of deposit.

Planned Attendance: \_\_\_\_\_ (Max Occupancy – 44 persons)

Purpose of Rental: (Brief description of planned function).

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**Conditions of Clubhouse Rental:**

1. Rental Fee of \$100
2. Only residents in good standing may rent the clubhouse.
3. If you are renting the clubhouse for another person, you **MUST** be in attendance at the event for the entire requested rental hours.
4. Any Board member or other authorized LECA person may come into the clubhouse unannounced at any time during the rental hours.

5. Rental of the clubhouse does not include the use of the pool. All doors leading to the pool area must be kept locked at all times.
6. Individuals renting Lakeview Estates Clubhouse facilities will be responsible for their guests' conduct and for all charges incurred due to any loss or damage to the premises and/or its contents.
7. Those residents renting the clubhouse and their guests are expected to be respectful and polite to any volunteer associated with all aspects involving the rental process.
8. The Lakeview Estates Clubhouse has been designated as a NON-SMOKING establishment.
9. No open flames, including candles. (Birthday Cakes are the only exception). No Fireworks.
10. Guests are expected to remain in the immediate vicinity of the Clubhouse and are not allowed to wander the grounds. Guests are also expected to observe the 25 MPH speed limit on Lakeview Drive.
11. Lakeview Estates Condominium does not accept any responsibility for any articles, goods and/or equipment that may be lost, stolen or damaged.
12. In case of a disturbance, the local sheriff will be summoned to restore order.
13. All persons under the age of twenty-one (21) are prohibited by law from drinking alcohol in or on the premises. Violators furnishing or having alcohol available to minors will be asked to leave the premises and will be reported to the local police.
14. It is expressly understood and agreed between the parties to this agreement that no alcoholic beverages shall be offered for sale upon the premises.
15. Functions involving gambling and paid admission are not permitted by the Lakeview Condominium Association.
16. Parties, functions, etc. MUST END BY 8:00 P.M. and clean up must be completed and the premises VACATED by 9:00PM.
17. The following must be done as part of the clean-up responsibilities. The clubhouse needs to be left in the same condition as it was found. If the clean-up is not done adequately, the entire deposit will be kept to pay to have the clubhouse professionally cleaned.
  - Clean kitchen counters, refrigerator, and floor.
  - Remove all party decorations and trash including cigarette butts and trash left on the grounds surrounding the clubhouse.

- Put trash in your unit dumpster. DO NOT LEAVE TRASH BY THE CLUBHOUSE, co-owner will be responsible for any additional costs incurred by the Association to dispose of trash properly.
- Vacuum carpet.
- Be sure restrooms are cleaned up.

Not adhering to any of the rules and conditions of this contract will be considered a breach of contract and the entire deposit will not be returned and shall result in denying the co-owner future use of the clubhouse\*\*

Please submit paperwork and payment to:

Independent Property Management, LLC.  
 9357 General Drive, Suite 125  
 Plymouth, MI 48170

Contract Agreement:

I, \_\_\_\_\_ (CO-OWNER NAME) have read and understand the above Conditions and depose that the Lakeview Estates Condominium Association Clubhouse will be used for The stated purpose only, on the date and time specified above. I agree to pay any damage bill presented by the Association as specified in the by-laws. I will not hold the Association responsible for failure to provide services over which the Association has no control. I agree to limit the Association' liability to the amount of the rental fee.

Signatures:

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Applicant

Date

Approved by:

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For Lakeview Estates Condominium Association

Date