

## SCLC COMMUNITY CENTER RENTAL AGREEMENT

This rental agreement is for the rental of the Community Center of The Snapper Creek Lakes Club (herein referred to as SCLC), located at 11190 Snapper Creek Road- Coral Gables, FL and \_\_\_\_\_, (herein referred to as renter)

Resident of the SCLC, and residing at \_\_\_\_\_, is hereby enforced by the signing of all parties concerned. It is acknowledged by the person(s) renting the facility and signing this rental agreement that they are the person(s) having the event, that they will be in attendance at this event at all times, and that in no way or manner are they renting the SCLC Community Center to any other person(s) or organization(s). It is further acknowledged that the person(s) renting the Community Center, signing this agreement and remitting the rental fee and deposit check is (are) a resident(s) of the SCLC. Forfeiture of the entire \$200 deposit and/or loss of future common area rentals may occur if this rental agreement is violated in any manner.

### DATE OF RENTAL / HOURS OF RENTAL AND PAYMENT

A rental fee of \$200 and a security deposit of \$200 (applicable to any gathering of 10 persons or more) is to be paid in Check or Money Order, Payable to the Snapper Creek Lakes Club and is to be dropped off at the Community Center office **11190 Snapper Creek Road- Coral Gables, FL 33156** at least 24 hours prior to the event.

SCLC Community Center events may only be held between the hours of 9a-11pm

Facility must be cleaned up, vacated, locked up and everyone must vacate the premises by 11:00 PM.

No decorations are to be attached to any portion of the building.

The event will take place on \_\_\_\_\_, from \_\_\_\_\_ to \_\_\_\_\_.

### TERMS AND CONDITIONS

1. All event requests must be made in **writing at least 72 hours prior to the event**. Requests will not be approved if they are made after the 72-hour time period.
2. The SCLC Community Center has limited parking available for the use of the building and the marina. The person(s) renting the SCLC Community Center is(are) responsible to inform their guests, and to be sure that their guests do not park on any SCLC resident private property, NOR in any "NO PARKING-TOW AWAY ZONES". Please monitor your guests in this manner. Violations of our parking rules may result in vehicles being towed at the vehicle owner's expense.
3. No long term parking will be permitted at the marina entrance. The entire marina entrance **MUST** be kept open for all emergency vehicles (Fire, Police, and Ambulance). **Absolutely No Parking Is Allowed On or Near the Boat Ramp.**
4. This agreement is strictly limited to the dates and hours listed above. The renter will promptly vacate the premises upon the expiration of the above date and time.
5. The curfew is 11:00 PM. All renters are required to clean up, vacuum the facility and dispose of all trash/garbage into the dumpsters before they leave. It is suggested the party end and clean up begin no later than 10:30PM in order to vacate the premises by the mandatory curfew time of 11 :00 PM. Renters are reminded to inform their guests to please keep the noise level down at night when leaving the property. The Coral Gables Police may be called for violation of the

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curfew and the City Noise Ordinance. Any verified complaints received regarding violation of the association's curfew or the City Noise Ordinance will be dealt with in a manner consistent with our rules and regulations and local laws.

**6.** The rental deposit of \$200 will be returned to the resident renting the facility only after an inspection of the premises is made by a representative designated by the SCLC. The deposit is security against damage to SCLC property, for the cost of restoring the premises to its former condition, or violations of this agreement. Any damages in excess of the \$200 deposit will be assessed to the resident renting the SCLC Community Center. All checks returned for any reason, by any bank, will be handled in accordance with our rules and regulations concerning the collection of delinquent assessments.

### **7. SMOKING IS NOT PERMITTED INSIDE THE BUILDING OR ON MARINA GROUNDS.**

**8.** The maximum amount of guests allowed is 50 for the Community Center. Resident(s) renting the facility will be solely responsible for adhering to the maximum occupancy set forth by the Fire Marshall and for any fines resulting from violations of the Community Center maximum occupancy limit.

**9.** Use of the facility is for social and recreational activities only, NOT for any other purpose. Facility renter cannot rent the facility for business purposes nor any moneymaking purposes. There cannot be any admission or entry fee charged to your guests. The facility renter agrees to comply with all governmental laws and regulations, including those controlling the serving of alcoholic beverages.

**10.** The resident(s) renting the SCLC Community Center acknowledges and understands they may not hold the Snapper Creek Lakes Club or any of its officers, employees, representatives or residents responsible for any cancellation of any party at any time, or any loss of personal property, including, but not limited to, theft and/or vandalism, flooding of the premises, electrical failure resulting in no power, heat or air conditioning, damage or destruction to the facility building of any kind. Nor may the facility renter(s) hold The SCLC responsible for any entertainment or catering billing due to the cancellation of any party for any, or additional reasons, as stated above.

**11.** The facility renter(s) accepts the premises in a clean, orderly and sanitary condition and in good repair subject to the "itemized check list" inspection by the SCLC representative, prior to the rental party with the facility renter(s), and after the party. (Any exceptions to the condition of the facility will be duly noted). The facility renter(s) must return the facility in the same acceptable condition as it was received. All garbage, trash or litter must be removed by resident and deposited into a dumpster at the marina. If the facility and/or surrounding common grounds is not turned over in a clean, orderly and litter-free condition, the SCLC has the right to clean or arrange for any cleaning determined necessary to restore the premises to its original condition, with all costs charged against the security deposit and if necessary to the resident. Cleaning supplies are renter's responsibility.

**12.** The facility renter(s) agree(s) to assume all legal responsibility during the time of the facility rental agreement, including setting up and cleaning up for the party. The SCLC is free from the responsibility of all activities, acts of negligence, injury or damage what-so-ever to any person or persons, or to the property of any person or persons, and liabilities resulting from the activities during the rental period. In addition, the SCLC, or its representatives, are not responsible in any

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way, for any gifts or personal belongings left in the facility prior to and/or after the social function. The community center renter(s) will indemnify, defend and hold The SCLC harmless with respect to any claims or damages resulting from the facility renters use of the facility and its premises.

**13.** The facility deposit fees are to be paid by check or money order, made payable to The Snapper Creek Lakes Club, at the time this agreement is signed. The deposit check will be returned to the Community Center renter only after the re-inspection of the premises by the representative, provided the premises are returned to The SCLC in their former acceptable condition.

**14.** Please ask your guests to remain in the facility during your party. Rental of the facility is limited to residents of the SCLC for their exclusive use and the use of their invited guests.

**15.** All posted and adopted rules and regulations must be observed at all times. The facility renter agrees to return premises and property in original condition and acknowledges that they may be assessed and or lose the security deposit should they fail to clean the premises, break or misuse any furniture or cause any damages thereto.

I hereby state that I/We, Am/Are renting the SCLC Community Center for the purpose of a recreational function and that I/We will be in attendance at this function at all times. I/We acknowledge the rental or use of the facility to an additional party will result in the forfeiture of any or all of the \$200 deposit, and/or loss of future facility rental privileges.

Music Policy

The following music policy has been established so that the residents living in the community are not disturbed. We ask that the volume be kept so that it does not disturb the residents.

If SCLC should determine that the event is causing too many disturbances, the renter will agree to stop the event upon SCLC request. \_\_\_\_\_ *Renter's Initials*

The resident(s) renting the SCLC Community Center has/have read this agreement, understands all conditions of said agreement and is willing to, and agrees to adhere to all the above conditions and regulations.

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

SCLC Resident Address: \_\_\_\_\_

Renter Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Approval By: \_\_\_\_\_

