

SAN SIMEON PHASE 1 RESIDENTS' ASSOCIATION, INC.
% Sunvast Properties, Inc.
321 Interstate Boulevard, Sarasota, FL 34240
941-378-0260
James Ro
Email: james@sunvast.net

CLUBHOUSE RENTAL AGREEMENT, RATES and GUIDELINES

Please be advised that in order to rent the Clubhouse, you must be a San Simeon Member who is in good standing. **NO EXCEPTIONS.** Also, the person who signs the contact **must** be in attendance at the entire event and be available to sign the Cleaning Checklist once clean-up is finished. Use of the clubhouse does not include partying in the pool area, gym or parking lot.

This form is a request to rent the Clubhouse in San Simeon Phase 1 Residents Association, Inc. Please email this form to james@sunvast.net or mail to the address above. You will be contacted within two business days to let you know if the Community Room is available. A signed rental agreement and a deposit are required in order for the Community Room to be held.

Today's Date

Name

Address

Contact phone number

Email address

Day/Date Requested

Rental Start Time

Rental End Time

(Please be aware that you have 1 Hour before the start time to set-up and 1 hour after the end time to clean up. Also, rental time and clean up must be completed before the Clubhouse closing time or additional fees will apply.)

Type of Event and Number of People that will be in Attendance

SAN SIMEON CLUBHOUSE ROOM RENTAL RATES AND GUIDELINES

- CAPACITY 50 PEOPLE
 - ROOM RENTAL FEE - Based on 4 Hours \$0
 - EXTRA HOURS CHARGE PER HOUR - \$0
 - DEPOSIT REQUIRED \$200
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- "Renter" is required to be an active member of the San Simeon Phase 1 Residents' Association, Inc.
 - "Renter" must be present for the entire event including all set-up and clean-up. "Renter" must do all walkthroughs and sign all check sheets at the end of the event. NO EXCEPTIONS! If "Renter" is not present during the entire event, including set-up and clean-up, he/she will be subject to loss of deposit.
 - The Club will not accept any deliveries for events that will take place. Nothing shall be delivered to or left at the club before the One Hour Set-up and everything that the "Renter" brings into the "Club" must be removed before clean-up is completed. Any items that arrive early or are left behind at the "Club" will be subject to a storage fee to be determined by the Manager.
 - Deposits must be received at the time the event is booked. The Community Room will not be held without the receipt of a deposit and a signed Room Rental Agreement.
 - All deposits must be remitted by check no later than Two (2) Weeks before the Event Date. If payment is not received, the contract will be considered null and void and room will be released for other members to rent.
 - Returned checks will result in a \$40 charge to the "Renter" and/or loss of rental privileges at San Simeon Phase 1 Residents' Association, Inc. "Renter" also agrees to pay the cost of collection including agency fee, court costs and a 5% late fee based on balance due to be compounded monthly.
 - Community Room rental is based on a Four (4) Hour Increment. The "Club" will allow for a One (1) Hour set-up time and a One (1) Hour clean-up time included in the above prices.
 - All events must end One (1) Hour before Clubhouse Closing Time in order to allow clean-up time. At no time shall any furniture or equipment be moved or any decorations put in place by the "Club" be taken down or changed. "Renter" is responsible for all Clean-up and to leave the "Club" in its original condition. "Renter" is responsible to do a walk through with "Club" Staff before their set-up time to point out pre-existing damages and a walk through after clean-up to ensure no damages occurred during their event.
 - "Renter" is responsible for damages that occur during their event and for the actions of his/her guests throughout the "Club" during the event. Consideration of damages will be at the sole discretion of the Management.
 - Once the event is over, Management will review the paperwork for the event. After Two (2) business days the "Renter" should contact the Management Company and find out about retrieving their deposit.
 - "Renter" and his guests and vendors are expected to follow all rules of San Simeon Phase 1 Residents Association, Inc. Absolutely no pyrotechnics, candles or any other violation of city and county fire codes will be permitted on San Simeon Phase 1 Residents' Association, Inc. property.
 - All food, alcoholic beverages, etc. must stay inside the Clubhouse and outside the pool gates.

If any violation to these terms are found, this constitutes automatic forfeit of total deposit.

I have read the rental guidelines and agree with them. This application is true and I understand that any fraudulent information causes this application be null and void.

Print Name

Signature of Lessee

Date