

**LAUREL BROOK I ASSOCIATION  
CLUBHOUSE RENTAL AGREEMENT**

1. The clubhouse is designed for Association meetings, social activities and residents private functions. The clubhouse may be reserved by a resident in good standing for a private function numbering no more than seventy five (75) people. Guest vehicles are required to park along Laurel Brook Drive on the side opposite the Clubhouse.
2. There is a \$150.00 charge to rent the clubhouse. This check will be deposited at the time of rental and is **NOT REFUNDABLE**. A second check in the amount of \$150.00 will be held as a deposit on the acceptable return of the room. All checks should be made payable to Laurel Brook I.
3. The lessee will be responsible for any and all damage in the Clubhouse during the term of this rental agreement. The cost of these damages will be deducted from the security deposit upon a full accounting of damages by the Association. Any damage in excess of the security deposit will be required to be paid to the Association within thirty (30) days of the function. If lessor (Association) deems it necessary to take legal action for recovery of damages from the lessee (resident), the lessee will be held liable for all reasonable legal fees incurred by the Association.
4. All functions are to terminate no later than 12:00 a.m. (midnight) on Friday and Saturday evenings and 11:00 p.m. on Sunday and weekday evenings.
5. Individuals under the age of 18 must be accompanied by adults in the clubhouse.  
**NO ALCOHOLIC BEVERAGES ARE PERMITTED TO BE SERVED.**
6. Wet beachwear, bare feet, or pets are prohibited in the Clubhouse. Rental of the clubhouse prohibits the use of the swimming pool and pool area at all times. If anyone is found in the pool area while renting the Clubhouse, the lessee will incur the following penalties:
  - A. Clubhouse function will be terminated immediately.
  - B. Clubhouse security deposit will be forfeited.
  - C. Future rental privileges of the Clubhouse will be terminated.
7. The lessee shall return the Clubhouse to the condition that it was in when the lessee received it. **The Clubhouse floor must be swept and mopped. All garbage must be removed and bags placed in garbage cans.** If not, the lessor, will clean and restore the Clubhouse to its prior condition and security deposit will be forfeited. **No thumb tacks, tape, etc. can be attached to the wall.**

**I fully understand and agree to abide by the terms of this rental agreement.**

**Date of function** \_\_\_\_\_ **Date of Agreement** \_\_\_\_\_

**Unit #** \_\_\_\_\_ **Phone #** \_\_\_\_\_

**Lessee (renter)signature** \_\_\_\_\_ **Lessor (Association) signature** \_\_\_\_\_