

LAKESIDE HILLS ESTATES ASSOCIATION, INC.

520 Forest Lake Drive, Lakeland, FL 33809

Email: lakesidehills@gmail.com

Chef Jason Smith, Activity Director (606) 831-2027

ROOM RENTAL AGREEMENT – Page 1 of 2

Fee schedule for members using the clubhouse with less than 51% of those in attendance being members or private parties:

There is a non-refundable fee for reserved rooms:

Lounge: \$75.00 fee with \$100.00 Deposit.
Entitles you to use microwave and refrigerator

Ball Room: \$150.00 fee with \$150.00 Deposit
No kitchen privileges

\$250.00 fee with \$250.00 Deposit
With use of microwave and range

Fee schedule for members using the clubhouse for community events, fundraisers, etc.:

There is a non-refundable fee for all reserved rooms of \$10.00.

There is no charge for committee meeting reservations.

Additional terms and conditions:

- In all cases you are responsible for thorough clean up. Deposit will only be returned after inspection and area(s) are deemed clean and in good condition. (See cleanup check list on page 2).
- PARKING IS LIMITED and NO vehicle parking is allowed in golf cart spaces. Please do not block exits/entrances or marina boat launch area.
- NO use of Microphones and/or speakers allowed!
- Your guests are not allowed to wander around the clubhouse unless accompanied by a member of Lakeside Hills Estates Association. They must remain in the RESERVED AREA ONLY.
- Children are not allowed to play in the game room, back balcony, and never on the pool tables even with a member present.
- You must stay with your party until the end, make sure lights are turned off, thermostats returned to proper settings, and door is locked.

Reserved by (Print member name): _____

Member's address _____ Phone No. _____

Room reserving _____ Date Needed _____

I agree to all of the conditions on pages 1 and 2 of this Room Rental Agreement:

Signed by: _____ Date _____

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CLEAN UP AFTER EVENT INSTRUCTIONS:

- #1. Please Make sure all Thermostats are set to 80 Degrees
- #2. Please remove all garbage and place in green cans at back north entrance basement doors.
- #3. Wipe down each table.
- #4. Sweep floors.
- #5. If using the kitchen, make sure all utensils, pots or pans are washed and cleaned, wipe counters, sweep floor and remove garbage.
- #6. Make sure all lights are turned off.
- #7. Make sure all items used are put back in place.
- #8. Leave all soiled towels, and or cleaning cloths in a grocery bag on countertop.
- #9. Make sure restrooms are not messy.
- #10. Call Jason Smith at 606-831-2027, after room is cleaned and leaving event.

I, the undersigned, on behalf of myself and my family, and any guests, dependents, heirs, executors, representatives, administrators and personal representatives thereof, hereby: (i) Agree to comply with any and all applicable laws, ordinances, rules and regulations, including, without limitation, regarding the service and consumption of alcoholic beverages, while using the clubhouse pursuant to this Room Rental Agreement; (ii) Release Lakeside Hills Estates Association, Inc. (the "Association"), its directors, officers, employees, and agents (collectively, "Association Releases") from any and all claims, liabilities, and causes of action, whether foreseeable or unforeseeable, which may at any time arise out of or relate in any manner, directly or indirectly, to my use of the clubhouse pursuant to this Room Rental Agreement, including, without limitation, any and all liability to me for any loss or damage to property or injury or death to person. This is a complete and irrevocable release and waiver of liability; (iii) Agree not to sue the Association Releases for any loss, liability, damage, injury or death described above or otherwise, and I agree to indemnify and hold harmless the Association Releases and each of them from any loss, damage or cost they may incur due to my presence in or about the clubhouse and the use thereof pursuant to this Room Rental Agreement. I assume full responsibility for the risk of such loss, liability, death or injury; and (iv) Agree that the release and waiver of liability and indemnity as set forth herein is intended to be as broad and inclusive as permitted by the laws of the State of Florida. If any portion hereof is held to be invalid, I agree that the balance will continue in full force and effect.

Signed by: _____ Date _____

Deposit Received \$ _____ Check # _____ Received by _____

Your Deposit of \$ _____ is: ___ Being Returned ___ Not being returned because: _____