

BELLA TERRA CONDOMINIUM ASSOCIATION

CLUBHOUSE LEASE AGREEMENT

As a homeowner of property in Bella Terra Condominium Association (BLT) desiring to lease the BLT Condominium Association Clubhouse (Clubhouse) for the period of time set forth in the associated Clubhouse Reservation Form, I hereby agree to the conditions set forth below.

Reservations are on a "first come, first served" basis.

1. The clubhouse may not be used for on-going meetings, commercial, governmental agency or for profit-making enterprises.
2. If a Unit Owner is delinquent on assessments, use of the clubhouse by Owner and/or his or her Tenants or Guests is strictly prohibited until such time as assessments are current.
3. Reservations must be made with the Management Company, at least 7 days in advance of the event. To reserve the clubhouse for an event, a \$200.00 refundable deposit and a \$25.00 non-refundable use fee must be made in the form of a two separate personal checks, money orders, or cashier's check and be received by the Management Company before the reservation becomes effective. Upon receipt of the Unit Owner's deposit, arrangements will be made for Unit Owner or Tenant to obtain the master key to the clubhouse.
4. It shall be the responsibility of the Owner or Tenant to clean the clubhouse after an event. Trash must be placed in proper receptacles.
5. If the clubhouse has not been cleaned properly, the Management Company shall retain an amount from the deposit up to the entire amount sufficient to cover the cost of returning the clubhouse to the condition existing prior to the event. The amount retained shall be no less than \$75.00 and if an amount exceeding \$200.00 is necessary to clean or repair damages, the Owner shall pay the remainder immediately upon demand. Any unpaid cleaning or damage costs shall be assessed against an Owner's Unit pursuant to Subsection 7.2.4 of the Declaration and future clubhouse privileges will be denied until payment is made in full.
6. All special events must be contained inside the clubhouse at all times. Reserving the clubhouse does not include access to the pool or pool area.
7. The Owner or Tenant on whose behalf the clubhouse was reserved must be present with their guests at the event at all times.
8. Noise must be kept at a reasonable level that does not disturb our residents. Doors must remain closed during the event.
9. Evening events must end by 10:00pm and the premises vacated by 10:15pm. Current available hours for reservation: Tuesday through Saturday 6:00pm to 10:00pm and Sunday/Monday 10:00am to 10:00pm.
10. Smoking is prohibited in the clubhouse, gym and Pool/Spa area.
11. Live music (live instruments) in the clubhouse is prohibited at all times unless otherwise approved in advance by the Board. Any music shall be played at levels that do not disturb our residents.

Agreed to this _____ day of _____, 20____ by

Homeowner Name: _____ Signature: _____

Address: _____ Phone #: _____

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CLUBHOUSE LEASE APPLICATION

I hereby request the use of the Bella Terra Condominium Association Clubhouse, and I will be liable for all guests and any loss or damage to the property. Being the owner of record of property in Bella Terra as stated below, I have read, understand and agree to the terms and conditions listed in the associated Clubhouse Lease Agreement.

Homeowner Name: _____ Date of Event Requested: _____

Address: _____ Unit #: _____

Email Address: _____ Phone Number: _____

Type of Function: _____ Approximate number of Guests: _____

Time Requested to Open: _____ Time of Close: _____ Number of Hours: _____

I understand this Lease Application is subject to the terms and conditions of the Bella Terra Clubhouse Lease Agreement. I also understand that if the provisions of the Lease Agreement are violated in any way, my security deposit may be subject to forfeiture, and additional costs to remedy damages may be charged to my HOA account.

Signature of Homeowner: _____ Date: _____

(Internal Use Only)

Dates of Security Deposit: _____ Dates of Usage Fee: _____

Security Deposit Amount: _____ Usage Fee Amount: _____

Security Deposit Check #: _____ Usage Fee Check #: _____

Date Deposit Returned: _____ Date Usage Fee Processed: _____