

AGREEMENT

I understand and agree that in order to rent the ENVIRON Clubhouse, it will be necessary to place a \$250.00 deposit prior to the date of rental. The deposit must be in the form of a certified check, money order or cash. The deposit is refundable at such a time that the clubhouse is cleaned and inspected, the key returned and curfew not violated.

I further understand that the rental fee of \$35.00 per hour may be paid by personal check.

If I do not abide by these policies, I understand that I will lose my reservation and the ENVIRON Board of Directors and/or Abaris Realty, Inc. will not be held responsible.

AGREED (Unit Owner)

Date

AGREED (Unit Owner)

Date

*PLEASE SIGN AND RETURN TO OUR OFFICE

ENVIRON HOMEOWNERS ASSOCIATION, INC.

COMMUNITY CENTER RULES AND REGULATIONS

In order to maintain the Community Center facilities for the residents of Environ for their enjoyment and official business, the following Rules and Regulations shall govern the use of the Community Center. The Community Center is available for rental by residents provided that all the following requirements are met. VIOLATIONS OF ANY RULE AND/OR REGULATION MAY RESULT IN LOSS OF SECURITY DEPOSIT AND/OR LOSS OF PRIVILEGES TO USE THE FACILITIES ON A RENTAL BASIS IN THE FUTURE.

I. GENERAL RULES:

1. No alcoholic beverages will be made available to minors at any function held at the Community Center.
2. No smoking will be permitted inside the Community Center. If guests smoke outside the clubhouse, the renter must be responsible for cleaning up the ashes and discarded butts.
3. The Community Center will not be used for any function for which a fee or admission charge is made; other than classes and activities specifically approved by the Clubhouse Committee.
4. Any Board or Committee Member, any Fire or Police Official, and the Property Manager may enter the Community Center at ANY TIME to observe any function. Access CANNOT be denied. Any of those persons have the authority to terminate any function for cause. Cause shall be defined as any violation of any of the rules and regulations contained in this document as well as any violation of State, County or Local laws or codes.
5. The rental fee and security deposit requirements may be waived at the discretion of the Board of Directors or Clubhouse Committee for community function (i.e., Girl Scouts, Little League, Board Meeting, Community Parties, etc.)
6. Cars parked by attendees of functions at the Community Center in fire lanes, resident parking areas, or any other unauthorized parking areas, will be ticketed and/or towed at the owner's expense. The person renting the facility must take responsibility for their guests and ensure they do not park in unauthorized areas.

II. WHO MAY RENT THE COMMUNITY CENTER FACILITIES:

1. The person desiring to rent the Community Center must be an adult Owner or Tenant. If the person renting the Center is a Tenant, both he/she and the Owner must sign the Agreement.
2. The Owner or Tenant must be an active participant and sponsor of the function for which the Center is being reserved. No third party reservations will be accepted.
3. No reservations will be made for the use of the Community Center by an Owner of a unit that is delinquent in any assessment payment.

III. SPECIAL PROVISIONS FOR CLASSES/PROGRAMS:

1. Priority will be given to Environ Residents.
2. Environ Residents will have priority, when possible, in filling all classes/programs. Non-residents may be considered on a space available basis.
3. In accordance with Environ Bylaws, the Community Center CANNOT be used for Business Activities.

IV. FACILITIES AVAILABLE FOR RENTAL:

1. Occupancy limit: Room A- 108 chairs or 72 tables and chairs
 Room B- 50 chairs or 23 tables and chairs
2. A kitchen with sink and refrigerator is available for use by residents.
3. The pool is only available for community sponsored pool parties after 8:00 p.m. during the pool season. The pool is not available for private parties.

V. HOW TO RESERVE THE COMMUNITY CENTER:

1. The Community Center can be reserved by submitting an application for rental at least two (2) weeks prior to the date of the function.
2. Rooms are reserved on a first-come, first-serve basis.

6. A CURFEW of 10:00 p.m. on Sunday through Thursday and 2:00 a.m. on Friday and Saturday will be adhered to. VIOLATION OF THIS CURFEW WILL RESULT IN THE FORFEITURE OF THE SECURITY DEPOSIT.
7. A Clubhouse Committee Member will be appointed as a point of contact for monitoring, accessibility, and inspection for the night time usage.

VI. COST OF RENTALS:

1. THE SECURITY DEPOSIT WILL ONLY BE REFUNDED WITHIN A REASONABLE TIME AND IF ALL THE FOLLOWING CONDITIONS ARE MET:
 - a. All accessible areas of the Center and surrounding areas are inspected and found to be free of damage and debris.
 - b. Cleanup is completed and inspected.
 - c. All Center keys issued are returned.
 - d. CURFEW WAS NOT VIOLATED.
2. At the time the Agreement is signed, the user must pay a non-refundable rental fee and a refundable security deposit as follows:
*To be paid by Certified Check, Personal check, Money Order, or Cash

?? RENTAL FEE- \$35.00 per hour - 4 hour minimum

?? SECURITY DEPOSIT- \$250.00

VII. CLEAN-UP:

1. The Owner signing the rental agreement is responsible for clean-up. All of the Center and the surrounding areas to which the user has access must be returned to their original condition. The clean-up includes, but is not limited to, all floors, kitchen, and bathrooms in the Center, the parking area in front of the Center, and the area along Spartan Road where participants may have parked. Trash is to be placed in trash bags inside the provided cans with the lids secured and places on the balcony.
2. The Center must be cleaned immediately after completion of an activity. The Center should be ready for use the following day, unless prior permission is given by the Clubhouse Committee.

6. Both bathrooms must be cleaned, with proper cleaning agents, in their entirety.
7. If used, the outside porch and sidewalk areas must be broom swept.
8. Cleaning supplies (except for vacuum cleaner) are available within the Center. The Property Manager scheduling the room rental will explain the location of the supplies. Should the inventory of cleaning supplies not be complete after an activity, the Owner will be held responsible and a charge will be made for any missing supplies.
9. If the Owner chooses, he/she may elect to have the Center cleaned after an activity by Environ's janitorial service. This option must be adopted at the time the rooms are reserved. The Owner will be charged a \$100.00 fee in advance for this option. This option may not be elected after the activity has been completed. Should it be necessary for the cleaning crew to rent equipment, such as a floor polisher, to clean and restore the facilities used to their original condition, the rental costs will be deducted from the refundable security deposit.
10. After clean up has been completed, the area outside the Center and the areas rented will be inspected prior to refunding the Owner's security deposit.

THESE RULES AND REGULATIONS MAY BE CHANGED BY THE BOARD OF DIRECTORS OR THE CLUBHOUSE COMMITTEE WITHOUT PRIOR NOTICE, BUT WILL BE PROVIDED TO ALL RENTERS PRIOR TO EACH RENTAL.