



9050 SW Pennsylvania Ave. | Stuart, FL 34997 | 772-463-7614

Clubhouse Reservation Application and Agreement

I, the undersigned owner of real property in ___ River Forest Property Owners Association, Inc. (River Forest POA)/ in River Marina Estates, do hereby make application and agree to rent and use the River Forest POA clubhouse from ____ am/pm until ____ am/pm on the ____ day of _____, 20____.

By signing this agreement, I acknowledge and agree to the following:

- To remain on-site for the full duration of rental.
- Reservations for use of the clubhouse are made on a first-come, first-served basis, and up to six (6) months in advance of the date of planned use.
- The reservation will not be confirmed until payment is made.
- A daily rental fee of \$50.00 and a separate security deposit of \$200.00, of which both must be made payable to River Forest POA, Inc. at the time of application.
- The security deposit, minus any costs for damage, will be refunded within 30 days, after a “walk through” of the facility has been completed.
- If cancellation occurs 72-hours or more in advance of the scheduled date of use, the rental fee and security deposit will be returned in full. If cancellation occurs less than 72 hours in advance of the scheduled date of use, the rental fee will be forfeited; however, the security deposit will be returned in full.
- All reservations are subject to the approval of the River Forest POA Board of Directors, or their assigned representative.
- River Forest POA reserves the right to cancel a reservation in the event that the clubhouse suffers damage or a system failure that cannot be repaired in time for the scheduled use. In the event of such a cancellation, the rental fee and security deposit will be returned in full.
- The clubhouse is available between the hours of 5:00 a.m. and 11:00 p.m. Clean-up must be completed and all guests must exit the clubhouse by 10:59 p.m., at which time the alarm system will be automatically activated. The undersigned is responsible for fees charged by the Martin County Sheriff’s Department and alarm monitoring company for setting off the alarm after activation.
- The clubhouse rental includes the exclusive use of the main room and the kitchen area of the clubhouse (170 person maximum) during the approved hours of scheduled use. The pool, fitness area and bathrooms will remain open to the community and their guests.
- The actions of members and guests are video monitored at all times, while inside or outside of the River Forest POA clubhouse, with the exception of the restroom facilities.
- River Forest POA has the right to have a member of the Board of Directors, the property manager or administrative assistant be present or visit the clubhouse during the rental period.
- To adhere to the **Rules of Usage** and **Rules for Cleanup**, stated below.

Rules of Usage

1. The person signing this application/agreement assumes full responsibility for the conduct and personal injury liability of self and all guests.
2. Parking is restricted to designated areas only. No parking is allowed on the grass or landscaped areas. In the event this rule is violated, the undersigned agrees to pay actual repair costs to be posted to his account, should damages exceed the amount of the security deposit.
3. Children under the age of 18 will be supervised by an adult at all times.
4. Music and noise will be limited to a level that does not create a disturbance to homeowners.
5. The nature of the events will be family oriented. Adult content is prohibited.
6. All clubhouse doors will remain closed to avoid excessive air conditioning costs, entry of flies/pests and the entry of non-authorized persons.
7. If alcoholic beverages are brought onto the premises for consumption by self and/or guests during the rental period, the undersigned takes full responsibility for the conduct of any person consuming alcohol, that no alcohol will be sold on the premises, that no alcohol will be served to minors or intoxicated persons, and that all alcoholic beverages will be removed immediately following the event for which the clubhouse is rented.
8. The following items are prohibited on the premises at all times: Fireworks, Firearms, Tobacco Products, Smoking, Gambling, Pets (except for disability assistance), Confetti, Rice, Glitter.

Rules for Clean Up

1. All personal items (food, beverages, decorations, etc.) must be removed from the premises immediately following the event and not later than 10:59 p.m.
2. All trash will be placed in the dumpster prior to leaving.
3. Any movement of furniture, including tables and chairs shall be returned to its original position.
4. Tables, chairs, counters, refrigerator and floors shall be left clean of debris and spills; restrooms shall be left clean with absence of cups, napkins, party items, etc.
5. All lights in the main area, kitchen and restrooms will be turned off prior to leaving the building.
6. All clubhouse doors will be locked prior to leaving the building.
7. The undersigned agrees to notify a member of the Board of Directors, the property manager or administrative assistant of any problems encountered and/or any damages to the clubhouse or grounds caused during the scheduled event.

Indemnification

The undersigned agrees to defend, indemnify and hold harmless the River Forest Property Owners Association, Inc., River Marina Estates HOA, Recreation Facilities Committee, its officers, directors, members, contractors, agents and employees from and against any suit, claim, loss or cause of action arising out of, or in conjunction with the utilization of the facilities, or the areas in proximity to the facilities, by undersigned pursuant to this agreement. In addition, the undersigned agrees to reimburse the River Forest POA for any and all damages including, but limited to equipment, fixtures, furniture or other property, either real or personal arising out of the utilization of the facilities, pursuant to this agreement, without regard to whether such damage is caused by the undersigned or is the result of negligence or other fault of the undersigned or the undersigned's guest. The River Forest POA assumes no liability whatsoever to undersigned for any mechanical or electrical failure, natural disaster, riot, act of God or any other development which may prevent, disrupt, limit or frustrate the

undersigned's use of the facilities and is not liable for the loss or damage to the undersigned's personal property.

Declaration

I hereby declare that I am a member of the River Forest POA or River Marina Estates. I further declare that I enter into this agreement having read and fully understanding its terms and obligation; and that I and my guest agree to abide by all rules, policies, procedures and regulations which govern the River Forest POA clubhouse and recreational facilities.

Date of Application_____

Signature of Homeowner

Print Name

Address

E-mail address

Phone

Rental Fee Check #

Security Deposit Check #