

# Vista at Bill's Mountain Clubhouse Rental Agreement

Effective date: July 15, 2016

## 1. RENTAL:

- a. The clubhouse renter must be at least age 21 or older.
- b. The Declarant and/ or designee retain the right to refuse to rent to any group or individual.
- c. Renter takes full responsibility for the conduct of his or her guests and/ or professional services hired at all times during the rental period.
- d. Clean up is to be completed immediately after the event, including trash removal.
- e. Events involving minors must be supervised by the adult Renter of the clubhouse and other adults at a ratio of no less than 1 adult for every 5 children.
- f. The Declarant reserves the right to revise the Terms and Conditions of the rental agreement at any time.

## 2. RESERVATIONS:

- a. Reservations shall be made by contacting the Vista Developers office at 828.698.2400 for availability.
- b. The reservation will be confirmed when the full amount of the deposit is received along with a signed Clubhouse Rental Agreement.
- c. Cancellations must be made at least 90 days prior to the event in order to guarantee a full refund of deposit.

## 3. RENTAL FEES:

- a. Renters may reserve the clubhouse 4- 6 hours.
- b. The following are the charges for 4 hours, based upon size of party:

# of guests	Rental Rate	Additional per hour
1-30 people	\$1,500	\$100
31- 60 people	\$1,750	\$125
61- 100 people	\$1,950	\$150

4. DEPOSITS:

- a. \$1,000 deposit is required at time of event booking.
- b. Full payment is required 30 days prior to event.
- c. Also due at time of event booking is a damage and excessive cleaning deposit of \$500 along with a credit card for excess damages will be held until after the facility has been inspected by Declarant or designee after the function.
- d. The \$500 damage and excessive cleaning deposit will be returned once it has been verified that everything is in the same condition as it was prior to the function being held.

5. ENVIRONMENT:

- a. Noise levels shall be maintained at a reasonable level so as not to interfere with residents living in the vicinity of the clubhouse.
- b. The Clubhouse is a smoke- free environment. No smoking is permitted anywhere inside or outside the facility.
- c. Decorations- Only decorations that can be removed safely and without harming surfaces may be used. No birdseed, rice, or confetti may be used. No balloons may be released into the environment.
- d. No animals- No pets or other animals will be allowed on the premises.

6. LIQUOR LAWS:

- a. All renters must obey all state and local liquor and beer laws.

7. CLOSING HOURS:

- a. All functions at the Clubhouse will cease no later than 12:00 midnight.

8. HOLD HARMLESS:

- a. Renter agrees to hold harmless Vista at Bill's Mountain and/ or Vista Developers, LLC for any claims, damages, costs, actions, or liabilities arising from or related to any damage, injury or death. In no event shall Vista at Bill's Mountain and/ or Vista Developers, LLC be liable to Renter for any punitive, exemplary, special, indirect, incidental or consequential damages arising out of or relating to this rental agreement.

Name of Renter: \_\_\_\_\_

Phone # of Renter: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

CREDIT CARD INFORMATION:

Credit Card #: \_\_\_\_\_

Card Expiration Date: \_\_\_\_\_ Security Code \_\_\_\_\_

Name on Credit Card: \_\_\_\_\_

Card Billing Address: \_\_\_\_\_  
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