

# Cambridge Homeowners Association Clubhouse Rental Agreement

Renter's Name		Date of Rental	
Street Address		Total in Attendance	
Email			
Cell Phone		Rental Fee	\$150
Function		Pool Guest Fees (\$3 per non-Cambridge resident) (20 Guest maximum)	
		Total Fees	

The Cambridge Clubhouse located at 8501 Cambridge Commons Drive, Charlotte NC 28215 may be rented by Cambridge residents that are in good standing, with respect to dues, fines, assessments, and applicable covenants. Rental fee is \$150 and must be in the form of a Money Order or Check written to Cambridge HOA. Cancellations must be made 30 days prior to rental or will result in forfeiture of the rental fee. Cambridge HOA is not responsible for any expenses related to rentals being cancelled due to circumstance beyond the control of the HOA. If the clubhouse, restroom, or any equipment is damaged during your rental, you will incur a fine for damages to your Cambridge HOA account and you will not be allowed to use any amenities (pool, common area, clubhouse, events) until your fine is paid in full.

The Clubhouse occupancy is 50 people. Rentals are from the hours of 8:00am to 11:59pm and your key FOB will be activated for these hours only. The Clubhouse is also protected by an alarm. Any renter who sets off a false alarm will be liable for any county or city fees associated with the false alarm. The renter acknowledges that the Clubhouse is under 24-hour surveillance.

The Clubhouse and facilities are non-smoking. No pets are permitted. Cambridge HOA reserves the right to refuse rental to anyone without cause. The renter must remain on site for duration of rental and assumes all liability for damages caused by their guests.

All equipment and games are free to use and must be used properly. Any damages to the games will result in a fine to your Cambridge HOA account.

No tacks, putty, glue strips or tape will be used on walls or ceilings while decorating. Any damage to walls will result in wall being repainted at renter's expense and may be billed to your Cambridge HOA account.

Serving alcoholic beverages to a minor or selling alcohol will result in immediate termination of rental.

Pool usage during normal pool operating hours cannot be dedicated to a specific event. There is a \$3 guest fee per non-Cambridge resident with a maximum of 20 guests; with fees included in this Rental Agreement. Guests will be provided wrist bands that must be worn at all times and includes anyone on the Pool Deck, just not those in the water. Use of the grill on the Pool Deck is not permitted. However, bringing your own grill and setting it up in an approved area by the Clubhouse Manger is allowed. If you are renting during pool season, you are only renting the inside Clubhouse area, no outdoor areas can be saved or reserved for your rental.

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Parking is not permitted on grass, walkways, mailboxes, or fire hydrants. Violators will be towed at owner's expense. Renter and guests will be considerate of homeowners in the proximity of the Clubhouse. Music and noise should remain at a respectful level and remain inside. The park, playground, and Common Area are closed at dusk and no pets are allowed in the Common Area.

The Clubhouse and its facilities must be left clean as it was upon initial entry and ready to use for a subsequent rental. *A \$50 cleaning fee may be assessed if the premises are not left clean.* All trash cans must be emptied at the end of your rental and the trash must be put in the outside trash cans. Damages or expenses related to getting the Clubhouse and its facilities ready will be discussed with the Renter. If not adequately and timely addressed, a Hearing will be held by the Cambridge HOA. Any legal fees and costs, as determined by the Hearing, will be billed to the Renter's Cambridge HOA account.

I the undersigned agree to the terms as described above:

Renter's Signature \_\_\_\_\_ Date \_\_\_\_\_

This agreement is not valid until approved by Cambridge HOA and receipt of the Rental. Place a signed copy of this agreement and the Rental Payment in the drop-box attached to the front of the Clubhouse. Cambridge Clubhouse Manager will review the agreement and contact the renter upon approval.

Reserved for Cambridge HOA use:

Agreement Approved \_\_\_\_\_ Date \_\_\_\_\_

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Clubhouse Manager  
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