



NORTHRIDGE PARK
HOMEOWNERS ASSOCIATION

THE LODGE RENTAL AGREEMENT

5201 PRIMROSE DR., FAIR OAKS

Receipt is acknowledged in the sum of **\$50** for The Lodge rental (non-refundable) and **\$100** for The Lodge separate security deposit (refundable) from _____, townhouse # _____, for the express use of Northridge Park's Lodge for the hours of _____ am/pm to _____ am/pm for event on _____.

***** PLEASE NOTE THAT ANY CHARITABLE EVENT FOR A NON-PROFIT ORG. IS \$25 *****

It is understood the above named owner will leave The Lodge and parking area clean, free of trash, etc. Owner will also be responsible for any damages to the room, its contents and appliances by him or her or guests. Any damages, theft or cleaning will be subtracted from the deposit, and the signed owner agrees to pay any damages, theft or cleaning in excess of deposit with POTENTIAL itemized invoice given by management.

Payment for Clubhouse use shall be by cash or personal check only in advance.
THIS FORM AND PAYMENTS CAN BE DROPPED IN THE LODGE MAILBOX AT 5201 PRIMROSE LANE NEXT TO THE FRONT DOOR.

THE LODGE RENTAL REGULATIONS

Owner further agrees to abide by The Lodge rental rules, Association rules, local ordinances and state laws, including but not limited to those referring to use of the drugs or controlled substances, disturbing the peace, disorderly conduct, vandalism and theft.

1. Owner reserving room is responsible for his/her conduct and the conduct of all his/her guests.
2. **Owner must leave The Lodge and adjoining parking areas in the same condition and state of cleanliness as he/she found them.** All cleaning and reorganizing must be complete by the end of the event. The curfew for The Lodge evening use is 10:00pm, please no exceptions.
3. Management **STRICTLY PROHIBITS** the following:
 - a. Liquor consumption outside The Lodge.
 - b. Smoking in any area of The Lodge.
 - c. Use of drugs or controlled substances.
 - d. Lewd or immoral conduct.
 - e. Rowdiness, brawling, or fighting.
 - f. Gambling.
 - g. Sale of liquor.
 - h. Excessively loud music.
4. All parties must end and The Lodge must be ready to be locked up **on time.** **Owner will be charged a fee of \$15.00 for every 15 minutes they exceed past reserved time but cannot be over after 10pm.**

5. Events must be contained within The Lodge or adjacent outside patio.
6. Owner will usually receive one warning from management representative if party is unruly. However, Management representative may break up any unruly party at any time if deemed necessary.
7. Management assumes no responsibility for owners' or their guests' property.
8. Rental of The Lodge is limited to H.O.A. Members (owners) only.
9. All functions must be approved in advance by management with payment and signed agreement in hand prior to the event.
10. Parties will have a management contact (probably a Board Member) to work with and possibly check in on your event in progress.
11. It is necessary for owner to bring in all necessary cookware, utensils, plates, napkins, table coverings, extra tables, etc. Also all furniture must be put back in their original place.

I HAVE READ AND AGREE TO ALL THE ABOVE. ALSO I WILL PAY THE RENTAL FEE AND THE REQUIRED SEPARATE DEPOSIT. (PLEASE NOTE YOUR TIME AND DAY OF YOUR EVENT IS NOT "LOCKED IN" UNTIL THIS AGREEMENT IS COMPLETED AND RENTAL FEE/SECURITY DEPOSIT IS PAID)

CHECKS PAYABLE TO ***NORTHRIDGE PARK HOMEOWNERS ASSOCIATION.***

Please describe the nature of your event: _____

Owner's Signature and Phone #

_____ **Phone #** _____

Date contract signed by owner: _____

Mgt. use

Board or Management Representative:

Paid with Deposit Yes / No

Management Representative initials _____