

**PRIVATE FUNCTIONS ONLY
AVALON AT EAGLES CROSSING HOMEOWNERS' ASSOCIATION
CLUBHOUSE RENTAL AGREEMENT**

HOMEOWNER NAME: _____

PROPERTY ADDRESS: _____

MAILING ADDRESS: _____

(If different than above)

PHONE NUMBER: Work _____ Home _____

NUMBER IN PARTY USING CLUBHOUSE: _____

DATE OF RENTAL: _____ TIME: From _____ To _____

THE CLUBHOUSE WILL BE USED FOR: _____

HOMEOWNER, upon signing of this agreement, agrees to all conditions as stated herein, as well as the established clubhouse rules, security procedure and cleaning checklist (see attached). HOMEOWNER further agrees and accepts the responsibility of enforcing all rules with their guests and understand that the violation of any and all rules can result in future clubhouse privileges being suspended. HOMEOWNER further agrees to hold harmless the AVALON AT EAGLES CROSSING HOMEOWNERS' ASSOCIATION, its officers and Managing agent from any liability for personal or property damage or other loss occurring on the premises. HOMEOWNER further agrees that all costs for damages or loss will be the responsibility of the said HOMEOWNER and that any additional costs will be applied against HOMEOWNER'S account for payment within THIRTY (30) days

SIGNED _____ DATE _____

.....
14-DAY ADVANCE RESERVATION REQUIRED WITH A NON-REFUNDABLE FEE OF \$25.00.

RENTAL DEPOSIT of \$250.00 (for tenants only)

Rental Deposit of \$250.00 will be refunded upon satisfaction after inspection of Clubhouse.

Please make your check payable to: Avalon at Eagles Crossing Homeowners' Association.

No reservation is confirmed until this agreement is completed and returned to the property management company and the fee has been paid.

**AVALON AT EAGLES CROSSING
HOMEOWNERS' ASSOCIATION CLUBHOUSE RULES**

NO PUBLIC FUNCTIONS

1. No smoking is allowed.
2. Only the Owner of a Unit can reserve the Clubhouse.
3. Owners or responsible tenants must be present to at all times during functions at the Clubhouse. Owners are responsible for the actions of their tenants, family members, guests and invitees, and will be financially responsible for any damage done to the Clubhouse during the time of their reservation caused by themselves or their tenants, family members, guests and invitees. Willful destruction or vandalism of Association property will not be tolerated, and any damages will be billed to the Owners in addition to possible fines and other disciplinary actions. Parents are encouraged to provide appropriate supervision for their minor children as the Association does not, and cannot, provide such supervision.
4. Music must be played at a reasonable level so as not to disturb the surrounding residents.
5. No wet bathing suits, towels, etc. are allowed in the clubhouse at any times.
6. All guests of the resident must park on Eagles Crossing, not within the complex.
7. Resident is responsible for general clean-up of the Clubhouse, patio areas and restrooms, if used. (See attached checklist.)
8. A clean-up checklist will be reviewed with you by the Clubhouse Inspector before your deposit check is returned to you so make sure you use it.
9. Resident is responsible for ensuring that their guests vacate the premises no later than 10:00 p.m., Sunday through Thursday and 11:00 p.m. Friday and Saturday.
10. Clubhouse capacity is 49 persons maximum.
11. Resident is responsible for turning off all lights, closing blinds, locking all doors and setting the security alarm. (See attached sheet.)
12. Resident is responsible for making arrangements with designated person for an inspection of the Clubhouse prior to and after the event.
13. DO NOT prop open doors to restrooms. Have your guest(s) use your FOB key.
14. NO PETS ARE ALLOWED in the Clubhouse.
15. Masking tape or blue tape only is allowed for displaying decorations.
16. Fifteen minutes maximum parking allowed for loading and unloading in front of the clubhouse.

NOTE: CONTACT CLUBHOUSE INSPECTOR TO MAKE ARRANGEMENTS FOR INSPECTIONS AND KEY TRANSFER. TELEPHONE NUMBER TO CONTACT IS _____.

**AVALON AT EAGLES CROSSING
HOMEOWNERS ASSOCIATION RULES AND REGULATIONS**

CLUBHOUSE PRIVATE FUNCTIONS

The use of the clubhouse area shall include the clubhouse and clubhouse patios. Guests at the clubhouse private function may not have access to use of the pool, Jacuzzi, exercise room, tennis court, playground or other areas outside the clubhouse. A clubhouse application must be requested and submitted for approval a minimum of 14 days in advance. Security deposits and other conditions can be revised as needed. Tenants must have written approval of the Homeowner. The Association will hold the homeowner responsible for any and all damages which may occur. All party guests must park outside of Avalon. Please keep the noise level within reason. Do not park in front of the clubhouse except for loading and unloading.

CLUBHOUSE SECURITY SYSTEM PROCEDURE

1. When you unlock the clubhouse door to enter, go to the keypad and input the number_____. This disarms the system.
2. When you want to leave, make sure all of the clubhouse doors are Closed, go to the keypad and make sure the “ready to arm” light is lit and enter_____. You have 45 seconds to leave the building.
3. IF YOU ACCIDENTALLY TRIP THE ALARM:

It is your responsibility to go quickly to the telephone and call Dependable Alarm Systems at (760) 741-9055. Tell them that you accidentally tripped the alarm and give them the password: “Board of Director”.

If you fail to contact Dependable Alarm Systems within five minutes of tripping the alarm, they will dispatch Oceanside Security Agency to respond, as well as the Oceanside Police Department (OPD), if necessary. Should this occur and it is a false alarm, you will be responsible to pay the current false alarm fees. (\$185 as of Oct 1, 2014.)

I, _____, have read and understand the above procedures and accept responsibility for costs incurred from any false alarms that occur while the Clubhouse is under my responsibility.

Signature of Avalon Homeowner

Date

CLUBHOUSE CLEANING CHECKLIST

Wipe down all three dinette tabletops and the three six-foot tabletops with mild dish soap and water.

Wipe down the coffee table with mild dish soap and water.

Wipe down the counters with mild dish soap and water.

Wash the coffee maker if you used it with mild dish soap and water.

Clean the microwave inside and out with the mild soap and water.

Remove all food from the refrigerator and wipe down the refrigerator inside and out with mild soap and water.

Clean the kitchen sink with mild dish soap and water, run the garbage disposer.

Vacuum all carpeted areas.

(There is a vacuum cleaner and some vacuum cleaner bags in the closet.)

Sweep and mop the tile floors in the kitchen and in the entryway with mild dish soap and water.

Mop the boardroom floors if it was used. There is a special cleaner for this floor and it can be found in the closet (MR. CLEAN® Multi-Surfaces Liquid.)

Wipe down the glass doors with Windex®.

Clean out the fireplace if you used it.

Wipe down the trash can lid with mild soap and water and take the trash to the dumpster.

It is very important that you **ONLY** use mild dish soap and a wet cloth on the dinette tables and when mopping the tile floors as any other type of cleaner will remove the finish or leave a residue.

There is a vacuum cleaner, broom and dustpan and MR. CLEAN® Multi-Surfaces Liquid available for you to use and you will find them in the closet. You will need to bring the following other supplies: Paper towels, cloth, mild dish soap, Windex®, and a sponge for washing dishes.

CLEANING INSTRUCTIONS FOR THE LAMINATED WOOD FLOOR

To care for the laminated wood floor, follow these simple cleaning instructions:

- Vacuum or dust mop to remove loose dirt or grit.
- Wipe up spills immediately. Do not allow liquids to stain the floor.
- Clean the floor with a damp mop using MR. CLEAN® Multi-Surfaces Liquid. Follow label instructions.
- Do not apply polish or waxes.
- Never clean the floor with abrasive cleaners, scouring powders or steel wool.
- Use protective pads under furniture legs to prevent scratching.

**AVALON AT EAGLES CROSSING HOMEOWNERS' ASSOCIATION
CLUBHOUSE INSPECTION REPORT**

RENTAL INSPECTION

DATE: _____

COMMENTS:

Two chips in sink, a scuff on the coffee table, some stains on colored cushions, two bleach spots on the couches.

Inventory: 3 six-foot tables, 29 gray chairs, 3 dinette sets with four chairs each, 9 pillows, 2 coffee makers, miscellaneous decorations, vacuum cleaner and bags, broom and dustpan, and MR. CLEAN® Multi-Surfaces Liquid.

Homeowner's Signature

Inspector's Signature

POST-RENTAL INSPECTION

DATE: _____

Inventory: 3 six-foot tables, 29 gray chairs, 3 dinette sets with four chairs each, 9 pillows, 2 coffee makers, miscellaneous decorations, vacuum cleaner and bags, broom and dustpan, and MR. CLEAN® Multi-Surfaces Liquid.

Returned as received -or-

Additional Comments

Homeowner's Signature

Inspector's Signature