



Village at Beckett Ridge Condominium Owners Association

Club House Rental Agreement and Rules

Owner Name: _____ **Building #** _____ **Unit #** _____

Date of Function: _____ **Contact phone#** _____

Rental Fee: \$100.00 + Refundable Deposit: \$100.00 paid to Towne Properties in Advance of the function. Only "Owners" are permitted to rent the Club House.

Rules and Regulations:

- **The Owner will have access to the Club House using their "access card" the day of their scheduled function.**
- **All Functions must be completed by 12am and the Owner must vacate the Club House by no later than 1:00am.**
- **The Owner **MUST** be present during the entire function.**
- **No activities are permitted that would be open to the general public.**
- **The Owner assumes responsibility for all damages caused during their function and furthermore agrees to fix / replace at **FULL** cost.**
- **The Club House must be cleaned and returned to its original condition, to include vacuum the carpeting, replacing any floral decorations in their original positions, clean all spills and empty all trash at the conclusion of their function. **THE HALLWAY DOOR MUST BE LOCKED!****
- **Upholstered Furniture is not permitted to be moved for any reason, **ALL** eating tables must remain on tiled surfaced only.**
- **Access to the Pool area is prohibited except in the case of an emergency.**
- **Alcohol may be consumed by persons 21 and older only, and must be consumed inside the Club House; alcohol is not permitted to be sold for any reason.**
- **The maximum person allowed by order of the WC Fire Dept. is 35**

VIOLATION OF ANY OR ALL OF THE ABOVE LISTED RULES AND REGULATION WILL RESULT IN THE FORFIT OF DEPOSIT AND POSSIBLE FUTURE RENTAL PRIVILLAGES. THE BOARD OF DIRECTORS FOR THE ASSOCIATION OR THE MANAGEMENT COMPANY RESERVES THE RIGHT TO ENTER THE FUNCTION AT ANY TIME.

If you have an emergency or problems during your function please contact Towne Properties @:
(513) 874-3737

Towne Properties must receive a signed copy of this form along with your “rental fee and deposit check” in order for your function date to be reserved.

Towne Properties Managing Agent
West Cincinnati District Office
11840 Kempersprings Drive
Cincinnati Ohio 45240
(513) 874-3737

By Signing below the Homeowner agrees to all of the terms set forth in this document and any VIOLATION of “ANY” portion of this document will result forfeiture of privileges for use of the Clubhouse in the future.

Homeowner Date

Deposit Sent with Signed Form Yes: _____ No: _____

Rental Fee Sent with Signed Form Yes: _____ No: _____