

THE RESERVE OF TURPIN COMMUNITY BUILDING RENTAL AGREEMENT

This agreement is made and entered into by and between The Reserve of Turpin Homeowners' Association and the Community Member named below for the rental and use of the Reserve of Turpin Community Building that is located at 2497 Coveyrun South in Cincinnati, Ohio. The rental and use of the Community Building and Community Building property shall be for the specific function indicated below and shall be in accordance with the provisions of this agreement, the Community Building Rules and Policies, and the Association's Governing Documents for the Reserve of Turpin Homeowners' Association, all as may be amended from time to time, and which are incorporated herein by reference.

Community Member: _____

Address: _____

Home Phone: _____ Mobile Phone: _____

Email: _____

Date of Function: _____

Rentals times are from **10:00 a.m.** (date of function) through **2:00 am** (the morning following)

Number of Guests: _____ **Maximum Occupancy Posted on the Premises**

Member Will: Serve Food (Y) (N)
 Serve Liquor (Y) (N)
 Use Kitchen (Y) (N)
 Have Dancing (Y) (N)
 Have Music (Y) (N)

If yes, type: (band, stereo, etc.) _____

NOTE: Liquor is not to be sold on the premises at any time.

A \$150.00 use fee (check or money order), and a separate \$150.00 security deposit (check or money order) must accompany this application. The Community Member renting the Community Building is responsible for the payment of repair or replacement costs for all Community Building property damaged or lost as a result of or occasioned by the Community Member's use of the Community Building property. The security deposit will be returned within 72 hours after the function, if the Community Building is left in acceptable condition, no damage or loss has occurred, and there have been no infractions of the rules.

If the Community Building is not left in acceptable condition, damage or loss has occurred, and/or there have been infractions of the rules, then any remainder of the security deposit will be refunded within 30 days after the function, or after any appeals to the Board of Trustees are resolved.

All guests' vehicles must be properly parked in the parking lot area, and the area cleaned of any event related debris after the function. **No vehicles may be parked on the street in The Crest.**

Rental hours for the function will begin at 10:00 a.m. The Community Member renting the Community Building and/or guests are absolutely not allowed in the pool or tennis court areas during a function. Closing time for private functions is 2:00 a.m. the morning following, and grounds must be vacated by 2:30 a.m. Cleaning must be completed before 9:45 a.m. the day following the function, unless other arrangements are made by the Clubhouse Coordinator. If the key is lost, misplaced or stolen, the Community Member renting the Community Building will be charged for the replacement of the locking system and keys.

NOTE: Any violation of the Community Building Rules and Policies or disturbances created as a result of the function will require the Community Member to appear before the Board of Trustees for approval of any future rentals. The Board of Trustees has the right to suspend the privileges of any Community Member who has, in the opinion of the Board, violated Rules and Policies or the terms of this agreement.

I understand and agree to abide by the terms of this Agreement and the Community Building Rules and Policies. I understand that I am responsible for any loss or damage of property that may occur as a result of this function. I acknowledge that I have read this Agreement, the Community Building Rules and Policies, and the Association's Governing Documents for the Reserve of Turpin Homeowners' Association that are referred to herein.

This Agreement entered into on (date): _____

Signature of Community Member _____

Approved by Clubhouse Coordinator _____

On behalf of the Reserve of Turpin Homeowners' Association