

Community Clubhouse 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 **9:00 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 \$120.00 use fee payable by check or online banking must be paid at the time of this application. The Community Member renting the Community Building is responsible for paying repair or replacement costs for all Community Building property damaged or lost due to or occasioned by the Community Member's use of the Community Building property. Any damage incurred while renting the clubhouse will be charged to the Clubhouse renter's account with the Reserve of Turpin.

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

In the event of a snowfall, all efforts will be made to clear the lot area, but this cannot be guaranteed.

The Community Member renting the Community Building and/or guests are 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 the Clubhouse Coordinator makes other arrangements. If the key is lost, misplaced or stolen, the Community Member renting the Community Building will be charged for replacing the locking system and keys.

NOTE: Any violation of the Community Building Rules and Policies or disturbances created due to 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 the 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 property loss or damage that may occur due to 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

Towne Properties

The Managing Agent for the Reserve of Turpin Homeowners' Association is responsible to the Board of Trustees for carrying out the day-to-day operations of all Association business and commonly held real property.

The Managing Agent has specific authorization and obligations in the management contract. The management contract will generally run for a period of one (1) year. The present Managing Agent is:

Towne Properties Asset Management Co., Inc.
11340 Montgomery Road
Suite 202
Cincinnati, OH 45249
(513)489-4059

The Managing Agent is responsible for bidding, contracting, overseeing and directing all contractors, vendors, etc., serving the Association under the approval of the Board of Trustees. The Managing Agent will also select, oversee and direct all employees, including maintenance personnel.

The Management Company is how the overall administration, policies and procedures, managerial decisions, etc., of the Board of Trustees, acting on behalf of all homeowners/members, are carried out. The expertise and experience of a qualified management company provide the Board of Trustees with the information and facts necessary to make appropriate decisions on all aspects of the Association administration and management of common real property.