

**Kinderton Village Homeowners Association
Clubhouse Reservation and Usage Agreement**

I. This agreement is made between the Kinderton Village Residential Homeowners Master Association, Inc. ("KVHOA") and _____ ("Resident"), an individual residing at _____ in Kinderton Village.

II. Resident requests to reserve the Kinderton Village clubhouse for Resident's exclusive use.

Reservation Date: _____

Time: From _____ to _____

Purpose: _____

III. **Terms And Conditions**

By signing this agreement, Resident acknowledges that the following Terms and Conditions of clubhouse personal usage have been carefully read and understood. Resident further agrees to abide by these Terms and Conditions during the period of clubhouse usage as requested by Resident in Section II.

1. The clubhouse must be reserved for a specific date, time, and purpose. This applies to all residents, HOA boards and committees, and property managers. The clubhouse is not open for general, non-scheduled usage.
2. The clubhouse shall not be reserved or used for the following purposes:
 - a. Wholesale, retail or any other profit-making purpose, including fund raising
 - b. Sales and marketing meetings
 - c. Pool parties
3. The clubhouse may be reserved up to 90 days in advance.
4. Resident will be charged a fee for clubhouse usage of \$40 per reservation. This fee is due when the reservation is confirmed, and will be refunded if the reservation is cancelled at least 48 hours before the reservation date.
5. Resident must also provide a security deposit of \$40, due when the reservation is confirmed. This security deposit will be refunded if Resident complies with the conditions of usage.
6. Separate checks are required for the reservation fee and the security deposit, both payable to Kinderton Village HOA.
7. A **Clubhouse Reservation and Usage Agreement** form must be properly filled in, signed, and given to the KVHOA clubhouse coordinator along with the two required checks. Resident's signature on this form indicates a complete understanding of, and agreement with, the terms and conditions associated with the personal usage of the Kinderton Village clubhouse. Failure to abide by these terms and conditions will result in the forfeiture of the \$40 security deposit, and Resident will lose the privilege to reserve the clubhouse until the Kinderton Village Master Board of Directors, by majority vote, restores this privilege. Residents who fail to heed the restriction on pool parties may lose their pool privileges for the pool season.
8. Resident will be responsible for the conduct of their guests and held accountable for their guest's adherence to the terms and conditions.

**Kinderton Village Homeowners Association
Clubhouse Reservation and Usage Agreement**

9. Pursuant to Davie County fire codes, the maximum capacity of the clubhouse is 50 people. Should the maximum capacity be exceeded, the resident is responsible for any fines and/or charges that may be levied by the Davie County Fire Marshall.
10. Due to fire safety regulations, the clubhouse is a non-smoking facility.
11. Reserving the clubhouse entitles Resident to the exclusive use of the main clubhouse room and kitchen.
12. Resident must be present at all times during the event for which the clubhouse has been reserved.
13. The application of tape or other adhesives to the walls, trim, windows, lights, or any other surface in the clubhouse is not allowed.
14. All furniture in the clubhouse must be returned to its original configuration.
15. All trash must be collected and deposited into the garbage cans located in the pool area, and used trash bags in the kitchen and bathrooms must be replaced.
16. The clubhouse facility must be left clean. Items must be removed from the refrigerator, and appliances must be cleaned. Cleaning products can be found in the kitchen.
17. Grills may be used, but are permitted on the grass areas outside of the clubhouse only. All trash and residue from grilling activities must be cleaned up.
18. All music, live or amplified, shall be played within the confines of the clubroom with the doors and windows closed. No music shall be played or amplified outside the clubhouse. Loud talking, singing and other noise shall be kept to a reasonable level inside and outside of the clubhouse in order to avoid disturbing surrounding area residents.
19. When leaving the clubhouse, turn off lights, lock the doors, and set the alarm. Instructions for setting the alarm are posted on the bulletin board in the clubhouse hallway. The clubhouse keys must be returned to the KVHOA clubhouse coordinator immediately after the alarm has been set.

Resident's Signature: _____ Date: _____

Home Phone: _____ Cell Phone: _____

E-mail Address: _____

Reservation Accepted By: _____ Date: _____

KVHOA Office or Committee: _____