

Weddington Ridge Homeowners Association, Inc.

Clubhouse Reservation and Usage Agreement

RESERVATIONS MUST BE MADE AT LEAST 14 DAYS IN ADVANCE
If rental check and paperwork are not received 14 days in advance, reservations may not be granted.

Name:		Property Address:	
Primary Phone:	Request Date:	Event Date:	Event Description:
# of Children (under 18):	# of Adults:	Please check ONE: <input type="checkbox"/> Clubhouse <input type="checkbox"/> Clubhouse and Pool (Lifeguard fees are separate)	
Start time (include setup time):	End Time (include clean-up time):	Email:	
Pool Party reservations may require extra lifeguards depending on the number of guests. This rental and confirmation must be secured through Aquatech and may require an extra fee through them. Please forward confirmation email from Aquatech to Cedar Management Group. https://aquatechpoolmanagement.com/			

Contact information provided above will be used only to contact you regarding the rental of the clubhouse for this event. This information will not be shared with anyone or made publicly available.

Clubhouse Availability: For available dates, please email clubhouse@mycmg.com or visit <http://weddingtonridgehoa.com/events/> prior to submitting this form

Clubhouse Hours: Sunday through Thursday 10:00 a.m. to 11:00 p.m. Friday and Saturday 10:00 a.m. to 12:00 a.m.

Extension of these hours for any reason other than a Homeowners Association function requires written approval of the Board of Directors. Failure to abide by these hours may result in a penalty up to the deposit fee and suspension of use of the Association facilities.

Mail or email this form and payment check* to:

Weddington Ridge HOA
c/o Cedar Management Group
PO Box 481349
Charlotte, NC 28269

clubhouse@mycmg.com

**Rental fee is \$150/day. Please make all checks payable to Weddington Ridge HOA. If your account is in good standing, your homeowner statement can be charged in lieu of a check - you must request this option.*

For more information or if you have any questions, please contact clubhouse@mycmg.com

***** Please Note: Until you have received a confirmation email of your reservation, it is NOT confirmed. *****

Your Key FOB will provide access to the Clubhouse for the times indicated above.

If you have any questions or do not have a FOB, please contact weddingtonridgeboard@gmail.com at least 5 business days prior to your rental.

I understand and agree to all the following conditions in reserving and using the Weddington Ridge Homeowners Association Clubhouse:

1. I agree to accept any and all responsibility for any costs to correct and/or repair any damage done to the furnishings or property, including the carpets on the clubhouse premises in relation to the usage of the clubhouse. **The use of thumbtacks, nails, staples, glue, etc. to attach anything to the walls, doors, furniture, trim, etc. is prohibited.** Furnishings are not to be taken outside. If damage occurs through this type of use, repairs will be made, and the cost deducted from the deposit and any amount more than the deposit will be charged to the owner. The premises are under video surveillance.
2. Cancellation of clubhouse reservation less than 7 days prior to the scheduled function will result in assessment of a \$25.00 handling fee.
3. Commercial use of the clubhouse is not allowed.
4. Usage of the Clubhouse **does not include pool, pool area and pool patio** or the surrounding common grounds. During the times that the pool is open, arrangements can be made to include the covered patio. The pool can also be included for pool parties if sufficient lifeguard coverage is provided (the entire pool cannot be rented privately). Please contact Aquatech for details.
5. The resident Homeowner responsible for scheduling the use of the Clubhouse must always be present while the scheduled function is in progress. The resident Homeowner is always also responsible for supervising anyone under the age of 21 .
6. Consumption or possession of alcoholic beverages is permitted only by those of legal age (21 years). The Weddington Ridge Homeowners Association assumes no liability for the actions resulting from the over-consumption of alcohol. **The selling of alcoholic beverages is strictly prohibited.**
7. Smoking in the clubhouse or around the pool area is strictly prohibited. Please dispose of the butts properly.
8. I agree to **remove all trash from the premises**, remove all items from the refrigerator and wipe up any spills from the floors or furniture **prior** to vacating the premises. I agree to return the premises to the pre-usage condition including putting the furniture back to its original location, resetting temperatures controls, turning the lights out and securing the premises. No paper products or cleaning supplies are provided. Please supply your own paper towels, toilet paper, etc.
9. Animals are always prohibited in the Clubhouse and pool area except for service animals per the Americans with Disabilities Act.
10. I agree to pay according to the following deposit and usage fee schedule:

- **One Usage Fee in the amount of \$150 payable to Weddington Ridge HOA.**

The name and signature on the check should match the name of the Resident of Weddington Ridge renting the clubhouse. No Commercial or Third Party checks accepted.

Check one:

Usage Fee (non-refundable) \$150.00

Check # _____

Usage Fee (non-refundable) \$150.00

Please charge my HOA statement. Initial here _____ to approve.

Deposit \$300.00 (only charged if damages occur or conditions of this agreement are not met). By initialing here _____, I understand that, if necessary, the partial or full deposit will be charged to my HOA statement.

Additionally, if damage is found in excess of \$300.00, your account will be billed for the excess per the covenants.

The Homeowner agrees to indemnify and hold harmless the Association, its officers and directors, agents, and employees from and against any and all claims, liabilities, losses, damages, actions, costs, expenses and demands of any party made against the Association, its officers and directors, agents and employees arising out of or in connection with any party or event held in the Clubhouse by a Homeowner pursuant to the reservation agreement or otherwise.

I am a Homeowner in Good Standing (i.e. all Annual and Special Assessments are current and there are no outstanding liens or covenant violations) with the Weddington Ridge Homeowner's Association.

I understand that the Association reserves the right to enter the Clubhouse and terminate my use thereof should I violate any term hereof or should the conduct of any person using the facility endanger the health, safety or well-being of any person or constitute a threat to any property.

I understand and agree to all the above conditions in reserving and using the Weddington Ridge Clubhouse.

Homeowner Street Address (please print)

Date

Homeowner Name (please print)

Pool Fob Number:

Homeowner Signature



Cedar Management Group, LLC.

Security Deposit Addendum

Please note that any security deposit is a fee to cover damages and /or cleaning if the clubhouse is not returned to proper condition. This fee could vary based on the severity of the cost to cover the necessary restorations needed for the clubhouse after your rental.

We will no longer require this fee up front at the time of your rental; however, any restorations needed to the Facilities or its contents will be charged to the homeowner after your rental is complete and will be billed to your account directly.

The homeowners signature acknowledges and accepts the terms of this addendum. These terms include leaving the clubhouse in its present state of cleanliness after your rental. They agree to return the property in the same condition or better, or pay a restoration fee to cover HOA costs for having the property professionally cleaned/ repaired.

Homeowner Name, Printed

Homeowner Signature

Date