

WINDWARD AT ISLANDS AT DORAL NEIGHBORHOOD ASSOCIATION, INC.

USE OF THE RECREATION ROOM

1. The Recreation Room may be used by Unit Owners (who are current in their monthly maintenance fee) and owner-authorized renters for private parties and non-commercial events. **Rental fee is \$250.00** non refundable.
2. There is a **\$500.00** security deposit to use the recreation room. The Recreation Room must be reserved and payment received by the management company at least two (2) weeks prior to the event, along with a completed agreement. Make checks payable to Windward at Island at Doral Neighborhood Association. No cash accepted.
3. The Recreation Room can be used between hours from 10 am to 10 pm. No party or any other event may exceed the four hours time limit per function. Only one function per day.
4. ***Bounce Houses or similar type equipment*** are not allowed UNLESS they fit on the common areas located on the East and West side of the clubhouse. Under no circumstances can the bounce house be located in the pool area.
5. No staples, nails or thumbtacks may be used to fasten decorations to the walls or trees.
6. All activities must be confined within the recreation room. No activities may be held around swimming pool area, due to liability insurance restrictions. Failure to comply with this regulation or any regulation stipulated in this agreement, will lead to forfeiture of the security deposit.
7. Loud music is not allowed at any time. The security deposit of **\$500.00** will be forfeited if Police are summoned for any nuisance call.
8. The recreation room must be returned clean and all trash bagged and placed outside for pick-up, or the security deposit will be forfeited.
9. Any charges incurred by the Association to repair any damage to the recreation room caused by attendees will be deducted from the security deposit. If damages exceed the security deposit, the unit owner's account will be charged.

10. All guests and invitees must park in the designated "Guest" parking spaces. They are NOT allowed to park in the street, in the Clubhouse entryway, green areas, and/or in manner where the vehicle blocks access in any way. Failure to comply with this regulation or any regulation stipulated in this agreement, will lead to forfeiture of the security deposit.

11. The security deposit will be returned, less cleanup and/or repair charges if any, after inspection by the management company or a board member.

Failure to comply with these regulations stipulated in this agreement, will lead to forfeiture of the security deposit.

USE OF RECREATION ROOM AGREEMENT

I wish to use the Clubhouse at Windward at Islands at Doral Neighborhood Association, Inc. located at _____ on (Date): _____ from _____ am/pm until _____ am/pm (Limit: 10:00 pm) for a (Describe type of party, event, etc.)

Involving approx. _____ people (____60____ maximum capacity).

I enclose a check for **\$500.00** payable to **Windward at Islands at Doral Neighborhood Association** as a refundable security deposit that may be applied to clean or repair any damage to the recreation room as a result of actions of myself or my guests incurred during the above-mentioned function.

No staples, nails, or thumbtacks may be used to affix decorations to the walls or trees.

I will direct my guests to park in visitor parking spaces **only**, not in the streets or the driveways in front of another resident's home from where they may be towed.

I will not play loud music or create a disturbance, which may result in a **\$50.00** fine if Police are summoned, and I will end the event no later than the hour stated above.

I will clean the recreation room after the event, securely bagging all trash and placing it outside for pickup, or a cleaning fee will be deducted from my security deposit.

Upon inspection of the recreation room and approval by the management company or a member of the Board of Directors, my deposit will be returned to me by mail.

No alcoholic beverages are allowed in the club house. Guest will park in visitor spaces only. Vehicles parked on the grass or illegally parked may be towed at the owners expenses.

The resident/owner named in this agreement agrees and accepts all terms and conditions and regulations as set forth in this Agreement (including pages 1 and 2), and assumes the responsibility of advising their guests of such requirements and restrictions.

I hereby release WINDWARD AT ISLAND AT DORAL NEIGHBORHOOD ASSOCIATION, INC. from any liability whatsoever for providing use of the recreation room. I carefully read and understand the contents of the foregoing language.

Name: _____ Phone # _____
Signed: _____

Owner's Approval (If not owner): _____
Date: _____
Unit Address: _____