

# **Villages at Baxter Ridge**

## **Pool Rental Agreement Addendum**

### **GENERAL TERMS & CONDITIONS**

1. Renter shall be current property owner in “good standing” (current on fees) with the HOA.
2. If minors under the age of 21 are to be present, the Renter will provide lifeguards as outlined in the Lifeguard Agreement Addendum.
3. Renter to be present at all times during the rental period including set-up and clean-up. Pool may not be left unlocked and unattended at any time during the rental period. Please lock all gates and turn out all lights in the bathhouse if you leave the Pool area.
4. Owner to take full responsibility for guests’ behavior, keeping noise levels under control so that surrounding residents are not disturbed.
5. Commercial activities, which are advertised publicly or privately, are not allowed. No fee(s) may be charged to any guest for any reason.
6. The Clubhouse and the Pool are separate entities and cannot be rented simultaneously.
7. No pets or animals are permitted inside the Pool area at any time.
8. No smoking or vaping of any kind is permitted in the Pool area including, but not limited to, cannabis, cigarettes, cigars and pipes. If smoking is reported during your event and found to be true, the event will be ended immediately.
9. Missouri State laws regarding minors will prevail.
10. Minors must be supervised during events at the Pool by adults over the age of 21.
11. Furniture must remain inside the Pool area. Furniture may be rearranged but must be replaced to original position(s) at the conclusion of your event.
12. Fire Safety Rule dictates the main Pool gate entrance must remain unlocked during the event.
13. Park in parking lot until full. “No Parking” signs are to be placed on the Clubhouse side of Cedarmill Drive down to the end of the tennis courts and on both sides of Eldon Ridge Court as required by the Fire Marshal. The “No Parking” signs must be in place at least one hour prior to the start of your event. (Please note there is no parking on Spears Ridge Drive or on the Clubhouse side of Baxter Ridge Drive.)
14. The Pool area must be vacated by 11:30 PM CT **-NO EXCEPTIONS**. This includes completion of cleaning responsibilities (see Item #17), removal of all personal items, turning off all the lights and locking all the doors and gates.

### **FORFEITURE OF \$200.00 SECURITY DEPOSIT**

15. Owner must sign the pre-inspection form when picking up the key to the Pool, at a scheduled time on the day of the event and sign post-inspection form when returning the key to the Pool at a scheduled time no later than 8:00 am the morning following the event. Failure to comply will result in the forfeiture of security deposit.
16. Lost Pool Key(s) Policy. If the Pool key(s) is lost you will be charged for the changing of the lock and any related expenses including the cost of new keys. Failure to comply will result in the forfeiture of your deposit and an additional charge to your HOA account of approximately \$200.00.

(continued)

**DEDUCTION FROM SECURITY DEPOSIT**

17. Catered Equipment/Supplies/Extra Table/Chairs must be removed immediately after the event unless arrangements have been made prior to the date of the event. Failure to comply may result in a deduction from your security deposit.
18. Cleaning responsibilities.
  - (1) Remove all personal and rented items from the Pool area;
  - (2) Return all tables and chairs as you found them;
  - (4) Bathrooms must be cleaned including mirrors, vanities, faucets, toilets, floor, and trash emptied;
  - (5) Gather all trash, secure bags and put in the trash receptacles inside the back courtyard. Reline all trash cans with new bags (supplied);

**I have read, acknowledge, and understand that I am bound by this written agreement and addendum, and agree to abide by the above requirements. I further understand that failure to comply with any of the aforesaid may result in the forfeiture of/or deduction from my security deposit even if an amount is not specified.**

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Renter's Signature

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Date