



Falcon Ridge HOA Clubhouse Rental Policy, Rules & Regulations

This rental agreement is entered into this ____ day of _____ by and between Falcon Ridge HOA and _____. **Renter must be a Falcon Ridge homeowner or Falcon Villa homeowner and must be present at all times during the rented function. NO homeowner "renters" are eligible to rent the clubhouse.** Rental is for the purpose of _____. Rental Agreement is for renting the clubhouse **ONLY** on (date) _____. Falcon Ridge HOA is the owner of the Clubhouse located at 20140 Prairie Star Parkway, Lenexa, Kansas 66220. Pool access and use is not included as part of rental.

Fee for rental is: ____ \$200 for Falcon Ridge homeowner ____ \$250 for Falcon Villa homeowner
\$350 Security Deposit - to be refunded to the renter **SUBJECT** to the Rules and Regulations as set forth below.
FR/FV homeowner must have two (2) **PERSONAL** checks and be made out to Falcon Ridge HOA.

RULES AND REGULATIONS

1. If the renter is not present at the event, all attendees will be asked to immediately vacate the premises whether or not the rental period has ended. **SECURITY DEPOSIT will be forfeited.**
2. Maximum # of people in clubhouse is limited to 75. This is the Lenexa's City fire code.
3. **IMPORTANT!** When Stacking and Unstacking chairs please grab chair by metal frame vs pulling on the seat cushion. Pulling on seat cushion can detach the seat from the chair. Numerous damaged chairs can cause partial and/or complete loss of security deposit
4. Falcon Ridge residents, in good standing, may reserve the clubhouse. "In good standing" refers to all homeowner dues and obligations being current and paid in full.
5. **CLEAN UP LIST MUST BE COMPLETED.** Trash must be removed from the clubhouse and bathrooms and new trash bags replaced. If this is not completed you will **forfeit your SECURITY DEPOSIT.**
6. Use of the **Falcon Ridge POOL, TENNIS AND VOLLEYBALL COURTS** are **NOT** included in the rental agreement and **cannot** be used by your non-resident party guests. Violation of this rule will **forfeit your SECURITY DEPOSIT.**
7. No WET swimwear is allowed in the clubhouse. This will forfeit your **SECURITY DEPOSIT.**
8. The use of CONFETTI is prohibited. This will **forfeit your SECURITY DEPOSIT.**
9. **Balloons** must not be attached to ceiling, wood beams, walls, etc. or **SECURITY DEPOSIT** will be forfeited. Balloons remaining after rental period will result in forfeit of SECURITY DEPOSIT.
10. **NO TAPE** or any type of sticky product may be used to secure signs, balloons, wall hangings, etc. wall, window, or wood. This will **forfeit your SECURITY DEPOSIT.**
11. No nails/tacks/staples are allowed on walls or wood. This will **forfeit your SECURITY DEPOSIT.**
12. **NO Candles** or any type of fire or flame is allowed. This will **forfeit your SECURITY DEPOSIT.**
13. **NO SMOKING** or tobacco is allowed on CLUBHOUSE property. This will **FORFEIT OF YOUR SECURITY DEPOSIT.**
14. **THE CLUBHOUSE KEY MUST BE RETURNED** the day of your party or if the party ends at midnight, the very next morning. Otherwise this will **Forfeit your SECURITY DEPOSIT.**
15. The clubhouse **must be vacated and cleaned no later than midnight** day of party. Violation of this time limit will forfeit your **SECURITY DEPOSIT.**
16. It is the responsibility of the homeowner renter to make sure that the clubhouse is securely locked upon leaving. **LOCK** all outside doors. If found to be left open this will **forfeit your SECURITY DEPOSIT.**
17. If there is any property damage, water damage, spill damage, damage to the walls, carpet, furniture, etc. renter will be held responsible and **forfeit of your SECURITY DEPOSIT.** If the damages exceed the deposit the homeowner renter will be required to reimburse Falcon Ridge HOA for the remainder of the damage cost.

RENTER HAS READ THIS DOCUMENT AND AGREES TO THE TERMS AND CONDITIONS SET FORTH.

Luanne and Sam George
Clubhouse Managers
Luanne: 913-302-8709/Sam: 913-634-4233

FR/FR Villa Homeowner/Address/phone #