



2021 - Falcon Ridge HOA Clubhouse Rental Policy, Rules & Restrictions

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 _____ 2021. Falcon Ridge HOA is the owner of the Clubhouse located at 20140 Prairie Star Parkway, Lenexa, Kansas 66220. **Pool may not be used at any time during the function.** **Fee for rental is: ____\$200 - Falcon Ridge homeowner ____\$250 - 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 RESTRICTIONS

- 1. COVID RESTRICTIONS - PLEASE ADHERE TO THE GATHERING SIZE LIMITATIONS IN PLACE.**
- 2. 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
- Falcon Ridge/Villa residents, in good standing, may reserve the clubhouse. "In good standing" refers to all homeowner annual assessment dues are current and paid in full.
- 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.**
- Use of the **Falcon Ridge POOL, POOL area, TENNIS AND VOLLEYBALL COURTS** are NOT a part of this rental agreement and **should not** be used by your party guests. Violation of this rule will **forfeit your SECURITY DEPOSIT.**
- No WET swimwear is allowed in the clubhouse or you will forfeit your **SECURITY DEPOSIT.**
- The use of CONFETTI is prohibited. This will **forfeit your SECURITY DEPOSIT.**
- No **Balloons** will be allowed to be hung from the ceiling, wood beams, ceiling fans, taped to the walls, etc. or you will **forfeit your SECURITY DEPOSIT.**
- NO TAPE** or any type of product to be used to secure anything (signs, balloons, wall hangings, etc.) will be allowed on any wall, window, or wood. This will **forfeit your SECURITY DEPOSIT.**
- No nails/tacks/staples are allowed on the walls or wood. This will **forfeit your SECURITY DEPOSIT.**
- NO** Candles or any type of fire object is allowed. This will **forfeit your SECURITY DEPOSIT.**
- NO SMOKING ALLOWED IN THE CLUBHOUSE.** This will **FORFEIT OF YOUR SECURITY DEPOSIT.**
- 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.**
- The clubhouse **must be vacated and cleaned no later than midnight** day of party. Violation of this time limit will forfeit your **SECURITY DEPOSIT.**
- 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.**
- Make sure to turn the thermometer to the correct temperature. If not, you will forfeit your **SECURITY DEPOSIT.**
- 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 #