



2024 - Falcon Ridge HOA Clubhouse Rental Policy, Rules & Restrictions

This rental agreement is entered into this _____ day of _____ by and between Falcon Ridge HOA and _____. (Homeowner name)

Renter must be a Falcon Ridge homeowner or Falcon Villa homeowner and must be always present during the rented function. No one renting property are eligible to rent the clubhouse. Rental is for the purpose of:

_____.

Rental Agreement is for renting the clubhouse on _____, 2024. (date requested)
Falcon Ridge HOA is the owner of the Clubhouse located at 20140 Prairie Star Parkway, Lenexa, Kansas 66220.
Fee for rental is: ____\$200 - Falcon Ridge homeowner ____\$250 Falcon Villa homeowner

\$500 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 or electronic payment method and be made out to Falcon Ridge HOA. The date will not be reserved until both the payment and agreement have been received.

RULES AND RESTRICTIONS

1. 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
2. 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.

Failure to comply with following instructions will forfeit your security deposit.

- Clean up list in clubhouse must be completed. Trash must be removed from the clubhouse and bathrooms and new trash bags replaced.
- Use of the Falcon Ridge Tennis, Pickleball and Volleyball courts are not a part of this rental agreement and should not be used during your rental.
- Any damage caused by wet swimwear will incur additional charges.
- The use of confetti is prohibited.
- No balloons will be allowed to be hung from the ceiling, wood beams, ceiling fans, or taped to the walls.
- No tape or any type of adhesive product to be used to secure anything (signs, balloons, wall hangings, etc.) to any wall, window, or wood.
- No nails/tacks/staples are allowed on the walls or wood.
- No candles or any type of fire object is allowed.
- No smoking is allowed in the clubhouse or pool area.
- The clubhouse must be vacated and cleaned no later than midnight day of rental.
- It is the responsibility of the homeowner/renter to make sure that the clubhouse is securely locked upon leaving. Please close and lock all outside doors.
- Make sure to turn the thermometer to the original setting when rented.
- Any property damage, water damage, spill damage, damage to the walls, furniture, etc. the renter will be held responsible. Damages that exceed the deposit amount will cause the homeowner/renter to 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.

FR/FR Villa Homeowner Signature

Address and Phone Number