



**Clubhouse Rental Agreement**

Renter – Owner/Resident Name – \_\_\_\_\_ Owner – ( ) Resident/Tenant – ( )  
Property Address – \_\_\_\_\_  
Home Phone – \_\_\_\_\_ Cell Phone – \_\_\_\_\_ eMail - \_\_\_\_\_  
Day/Date of Event – Day – \_\_\_\_\_ Date – \_\_\_\_\_ Event Start Time – \_\_\_\_\_ End Time – \_\_\_\_\_  
Type of Event – \_\_\_\_\_ Approximate Number of Guests – \_\_\_\_\_

**RENTAL FEES –**

- Rental fee is \$100.00 payable in check, cash or money order. Fee must be submitted with signed Agreement. You may pay the rental fee by check, cash, or money order. A fee of \$25.00 will be imposed on any returned checks.
- A security deposit in the amount of \$350.00 (**CASH ONLY**) must be received prior to your event. Your deposit will be refunded provided there are no damages, cleaning fees, missing inventory, or loss of key.

The undersigned, agreeing to be legally bound hereby, for themselves, their heirs and assigns to further agree to indemnify and hold harmless Wedgwood Estates Community Association, its' Board of Directors, Employees, it's successors and assigns from any and all liability imposed upon it by way of the use of the Wedgwood Clubhouse for the times and purpose above set forth either by way of claim against it by the undersigned or any social guests of the undersigned attending said function, or by way of claim of third parties including but not limited to property damage, personal injury, host's responsibility, or any and all forms of liability arising out of, or approximately related to the use of the Wedgwood Clubhouse as above set forth. The undersigned agrees to reimburse the Wedgwood Estates Community Association for any and all damages to the physical facilities of the clubhouse caused by the conduct of invited guests or uninvited third parties attending said social function. The undersigned confirmed that he/she is the owner/tenant of record of \_\_\_\_\_, Downingtown, PA 19335. The undersigned does further agree to abide by the any/all terms detailed on this agreement/contract.

_____	_____	_____
Lessee (signature)	Lessee (printed name)	Date
_____	_____	_____
Wedgwood Estates (signature)	Wedgwood Estates (printed name)	Title

Please note it is the Lessee's obligation to inform Wedgwood Estates of any problems on community property. Renter must notify of any items in need of repair or replacement, from normal wear or damage, and/or breakage during rental term.



### Clubhouse Rental Agreement – Terms and Conditions

1. Owner/Resident/Lessee must be current with dues and in good standing in order to rent the clubhouse. Properly invited guests need not be residents of Wedgwood Estates.
2. Owner or Tenant of Record **must be on premises at all times during event**, along with person who signed the contract.
3. No advertising information may be distributed to homes in Wedgwood Estates, nor may it be posted on mailboxes.
4. Per Caln Township code, a maximum number of 55 people are permitted in the clubhouse during your event.
5. Children under the age of 16 must be supervised by an adult of at least 21 years of age.
6. No alcoholic beverages are permitted in the clubhouse, or on common grounds.
7. Smoking is prohibited inside the building. Guests must use butt receptacles on the clubhouse porch. No cigarette butts are to be left in the plantings or lawn.
8. Parking – Inform your guests, parking is permitted in the spaces in front of the clubhouse, on the same side of the street as the and also in the clubhouse drive-way. Overflow parking can be found on Ashley Court, directly across Wedgwood Drive, on the left side of the entrance only. Please refrain from parking on the house side of Nancy Lane and/or Ashley Ct.
9. There is to be nothing attached to the walls (any wall damage, nicks or peeling paint, etc.), will result in deduction from security deposit). Decorations may be hung from the ceiling or taped to the wood trim only. All tape and hangers must be removed!

\_\_\_\_\_ **Homeowner Initials**

10. The community has 54 folding chairs and 8 – six foot tables. \_\_\_\_\_ **Homeowner Initials**
11. Trash (from kitchen, bathrooms, front of building, and clubhouse) is to be removed from premises immediately upon conclusion of event. \_\_\_\_\_ **Homeowner Initials**
12. All food and beverages (that you brought) must be removed from refrigerator, and refrigerator and kitchen must be wiped down. \_\_\_\_\_ **Homeowner Initials**
13. There is a minimum of a \$100 service fee for cleaning of the room and removing trash not completed by the lessee after their event. The clubhouse must be left 100 % in the same condition as it was prior to rental. This fee will be deducted from the security deposit and is non-negotiable. \_\_\_\_\_ **Homeowner Initials**
14. If carpet needs to be cleaned after your event, no deposit will be refunded. The carpet cleaning for the clubhouse is a minimum of \$350. \_\_\_\_\_ **Homeowner Initials**
15. No loud music or guests are permitted. Please respect the residents of Nancy Lane.
16. The clubhouse must be returned to the condition you found it by 11PM the night of your event. Please refer to and use your lessee checklist.
17. It is the Lessee's obligation to inform Wedgwood Estates of any problems on community property. Renter must notify of any items in need of repair or replacement, from normal wear or damage, and/or breakage during rental term. Pictures are taken of all rooms prior to rental, to ensure any new damages can be justified.
18. Liability – Lessee hereby unconditionally agrees to indemnify, defend and hold harmless WECA and its Board of Directors from any and all damages, injury, death and other liability, to include but not limited to attorney fees, costs and expenses caused by, or resulting in any way whatsoever, from or related to the use of the clubhouse.
19. Lien on Property – Lessee agrees that in the event WECA determines that he/she is liable for damages in any way related to the use of the clubhouse and/or this Agreement, he/she authorizes and empowers WECA to fix a special assessment, fine or penalty against the Lessee/WECA Property Owner which shall become a lien on his/her real property and shall have the same force and effect as any other assessment, fine or penalty, which the lessee is otherwise subject to pursuant to the governing documents of WECA.

**By signing below, you are confirming that you have read, you understand, and you agree to be bound by all terms and conditions contained herein:**

\_\_\_\_\_  
Lessee (signature)

\_\_\_\_\_  
Lessee (printed name)

\_\_\_\_\_  
Date