

Valley Ranch Homeowners Association

Valley Ranch Club House Agreement and Waiver

(The pool and clubhouse CANNOT be rented at the same time)

1. Call RealManage at 866-473-2573, to check on date availability.
2. Fill out this form and mail to RealManage at least 2 weeks in advance.
3. The form must accompanied by two (2) checks (see "DEPOSIT AND FEES" below).

RULES FOR RENTAL

1. Maintenance fees must be current to rent the facilities.
2. The renter must be over 21, however a Homeowner of Valley Ranch and must be at the clubhouse during use.
3. The renter is responsible for set up before use and cleanup including removing trash and locking all doors after the event.
4. Parties must end prior to 10 p.m. All guests must be out of the building and off the premises by 10p.m.
5. Children's parties must be chaperoned by adult's over the age of 21 years of age.
6. No more than 50 people may be in attendance.
7. The security deposit does not limit your responsibility for any damages incurred **(INITIAL)** _____
8. **NO ALCOHOLIC** beverages will be permitted at the club house or on the premises. **(INITIAL)** _____
9. The use of the fireplace is **PROHIBITED**. (If the fireplace is used, the deposit will be forfeited) **(INITIAL)** _____
9. If the party must be stopped by a peace officer for any reason, or if any person in the party uses the swimming pool without authorization, the reserving party's deposit will be forfeited. **(INITIAL)** _____
10. The back door going into the pool area is a "break away bar" door. **This is an emergency exit only**. If the door is open, the silent alarm will sound and the emergency response will be notified. If the false alarm is activated the Homeowner will forfeit the deposit and pay the false alarm fine charged by Montgomery County. The Homeowner may also lose their rights to renting the facility in the future. The Homeowner will be responsible for all guests during the rental period. **(INITIAL)** _____
11. Live Bands and DJ's are not permitted.
12. Bounce houses are **PROHIBITED** due to the risk and liability on the HOA. No exceptions will be made.

DEPOSIT AND FEES

Security Deposit: \$200.00 paid in advance with this form.

Rental Fee: \$75.00 per reservation

Checks are to be made payable to "Valley Ranch H.O.A". The deposit will be return to you uncashed, provided there is no damage or clean up required, and if any of the rules above have not been invoked. Please mail form and checks to **Valley Ranch HOA, c/o RealManage, 16000 Barkers Point, Ste. 250, Houston, TX 77079**

WAIVER

I have read and understand this agreement and agree to abide by and be bound by the stated rules and regulation. In addition, I agree to accept liability for all damages to the associations' property occurring during the event, and I hereby release the Valley Ranch H.O.A., its Board of Directors, and RealManage Inc. and their heirs and affiliates from liability resulting from injury, accident or illness to myself which may occur during this rental.

Signature _____ Date _____

Printed Name _____

Address _____

Cell / Business No. _____ Home: _____

Rental Date _____ Type of Event _____

Start Time: _____ End Time: _____