



Lake St. Charles Clubhouse Rental Agreement

6801 Colonial Lake Drive

Riverview, FL 33569

Office phone: 813 671-8339

(128 person capacity without chairs and tables)

(60 person capacity with 36 chairs, 9 tables and 1 banquet table)

Lake St. Charles Supports a **NO ALCOHOL** Policy

The Clubhouse can be rented by LSC Residents ONLY. Proof of residency is required at the time of rental.

Today's Date: _____ Date Reserved: _____
Type of Party: _____ Number of Guests: _____

▪ Day Rental	8:00 a.m. to 3:00 p.m.	\$55.00
▪ Evening Rental	4:00 p.m. to 11:00 p.m.	\$55.00
▪ All-Day Rental	8:00 a.m. to 11:00 p.m.	\$85.00

Resident's Name: _____

Address: _____

Home Phone: _____ Cell Phone: _____

Email Address: _____

Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity or provide us with an email address to use for correspondence with you.

\$300 Deposit: Date Received: _____ Check # _____

Rental Fee: Amount: \$_____ Date Received: _____ Check # _____

Please read and initial each line.

- Only District residents can rent the clubhouse unless approved by the Board of Supervisors. _____
- Clubhouse reservations are taken on a first come first serve basis. Payment of \$55 for half day rentals or \$85 for full day rentals and a \$300 deposit must be collected before scheduling of clubhouse rental. _____
- Rental fee and deposit are to be made by certified funds, such as cash, credit/debit card, cashier's check or money order. The District does not accept personal checks. _____
- Non-payment of any fines assessed due to clubhouse rental rule non-compliance will result in the deactivation of the resident's personal access card. A \$25 reactivation fee will apply. _____
- Resident renting clubhouse will need to be present for the entire rented timeframe and supervise all guests and minors at all times. _____
- The use of the pool facilities/furniture is NOT included in the rental of the clubhouse. _____
- Clubhouse furniture shall not be removed from clubhouse at any time. _____

- No Fog/Smoke machines allowed in or around clubhouse or pool facility. _____
- No charcoal/gas grills allowed in or around the clubhouse or pool facility except for community sponsored events approved by the Board of Supervisors. _____
- Your reserved rental time includes both set up and cleans up times. _____
- Renters may arrive anytime after specified starting time and must leave by end of reserve time. Note your access card will not work outside of the rental time. _____
- The facility shall be left in the same condition it was found prior to the event. See clubhouse rental check out form for non-compliance fees. _____
- No animals allowed in Clubhouse except for service animals. _____
- Renter must supply all kitchen and cleaning supplies. _____
- No glitter or confetti is allowed in the clubhouse facility. If tape is used, it must be removed completely from all surfaces. No nails or holes in the walls permitted. _____
- If helium balloons are used they must be weighted down. _____
- Renter shall agree to give notice of cancellation at least 15 days in advance or resident's rental check of \$55.00/\$85.00 will be forfeited. _____
- Clubhouse rentals are for private parties. We ask the renter to not allow non-invitees access through the clubhouse into the pool deck area. All non-invitees should access the pool deck through the pool gates on either side of the clubhouse. _____
- No wet bathing suits are permitted inside the clubhouse. _____
- If the in-house smoke alarm is set off during a rental, any and all charges will be the responsibility of the resident renting the clubhouse. _____
- If the security alarm is set off during a rental, any and all charges will be the responsibility of the resident renting the clubhouse. _____
- Failure to uphold any portion of the Clubhouse Agreement Form may result in forfeiture of \$300 deposit plus any cost incurred in excess of the deposit amount. _____
- Lake St. Charles CDD has a NO SOLICITATION policy. Any clubhouse rental for the purpose of selling merchandise EXCLUDES solicitation of residents using District facilities. _____
- General Liability insurance will need to be provided for third party vendors. Ex: bounce houses. _____
- I acknowledge and agree to assume the risk of using the facilities in their present condition and further agree to release, indemnify and hold harmless the Lake St. Charles Community Development District from any and all damages or claims that arise directly or indirectly from my acts of negligence in use of the facilities. _____
- **I understand that I am responsible for any damage or change in the condition of the facility, including restrooms, caused by my guests or event. I also agree to be RESPONSIBLE for the CONDUCT of my guests.** _____

I HAVE FULLY READ AND UNDERSTOOD ALL OF THE ABOVE RULES AND REGULATIONS CONCERNING MY CLUBHOUSE RENTAL AT LAKE ST. CHARLES COMMUNITY DEVELOPMENT DISTRICT. _____

Resident Signature

Lake St. Charles CDD Representative