

NORTHBROOK PROPERTY OWNERS ASSOCIATION (N.P.O.A.) CLUBHOUSE CONTRACT

RENTER'S NAME _____ DATE & TIMES TO BE USED _____

ADDRESS _____ TELEPHONE _____

- \$150.00 RENTAL FEE DUE WHEN RESERVATION IS MADE. PAID BY CASH OR CHECK TO NPOA.
- \$150.00 SECURITY DEPOSIT DUE WHEN KEYS PICKED UP. REFUNDED AS LONG AS KEYS ARE RETURNED, CLUBHOUSE AND BATHROOMS CLEANED, NO DAMAGES AND NO ITEMS MISSING. USUALLY REFUNDED ONE WEEK AFTER EVENT. DEPOSIT TO BE PAID BY CASH.

I UNDERSTAND THE FOLLOWING CONDITIONS AND THAT FAILURE TO COMPLY WILL RESULT IN FORFEITURE OF THE SECURITY DEPOSIT.

- 1) A NORTHBROOK PROPERTY OWNER MUST BE PRESENT AT ALL TIMES THE CLUBHOUSE IS IN USE.
- 2) IT IS AGREED BY RENTER THAT THE CLUBHOUSE RENTAL HOURS ARE:
 - MONDAY THROUGH THURSDAY—8:00AM TO 10:00PM
 - FRIDAY AND SATURDAY—8:00AM TO 12:00AM
 - SUNDAY—10:00AM TO 10:30PM
- 3) GUESTS ARE TO BE LIMITED TO 50 UNLESS PRIOR N.P.O.A. WRITTEN APPROVAL
- 4) NORTHBROOK PROPERTY OWNER MUST PROVIDE SOMEONE AT GATE TO LET IN THEIR GUESTS ONLY. POOL GATE MUST REMAIN SHUT AT ALL TIMES. NO PROPPING OPEN OR TAMPERING WITH GATE LOCK ALLOWED. PER TEXAS DEPARTMENT OF HEALTH. _____ **HOMEOWNERS INITIALS.**
- 5) USE OF THE POOL DURING RENTAL MUST BE SCHEDULED IN ADVANCE. POOL PARTIES MUST HAVE A MINIMUM OF TWO CERTIFIED LIFEGUARDS WHICH MUST BE APPROVED BY THE ASSOCIATION. THE COST OF THE LIFEGUARDS IS PAID BY THE HOMEOWNER RENTING THE CLUBHOUSE AND IS PAID DIRECTLY TO THE GUARDS THE DAY THEY WORK.

(A) POOL SWIM PARTY HOURS ARE TUESDAY-SUNDAY, 11 AM-2 PM or 2 PM-5 PM. POOL RULES ARE TO BE OBSERVED. **POOL IS TO BE USED? YES _____ NO _____ HOMEOWNERS INITIALS.**
- 6) OUTSIDE MUSIC AND THE NOISE LEVEL FROM ALL SOURCES MUST BE SUCH AS NOT TO DISTURB RESIDENTS. IT IS RECOGNIZED BY RENTER THAT RENTER MUST FOLLOW THE NOISE & SOUND LEVEL ORDINANCES OF THE CITY OF HOUSTON-CHAPTER 30.
- 7) CLUBHOUSE, BATHROOMS, POOL AREA, PLAYGROUND, AND PATION ARE TO BE LEFT CLEAN.
- 8) ALL TRASH OR GARBAGE CREATED BY THE FUNCTION MUST BE REMOVED FROM THE PREMISES.
- 9) ALL FUNCTIONS ATTENDED BY PERSONS UNDER THE AGE OF 19 MUST BE CHAPERONED BY AT LEAST 1 ADULT OVER THE AGE OF 25 TO EACH 10 MINORS. NO ALCOHOLIC BEVERAGES TO BE SERVED TO MINORS.
- 10) PREMISES ARE TO BE LOCKED; HEAT, AIR, AND LIGHTS TURNED OFF BEFORE LEAVING.
- 11) NO SMOKING IN CLUBHOUSE OR BATHROOMS.
- 12) N.P.O.A. IS NOT RESPONSIBLE FOR ANY BODILY INJURIES OR PROPERTY DAMAGE INCURRED DURING RENTAL.
- 13) ABSOLUTELY NO GLASS ITEMS ALLOWED AROUND POOL. THE COST TO CLEAN GLASS FROM A POOL IS APPROXIMATELY \$1000.00 AND IS THE RESPONSIBILITY OF THE RENTER.
- 14) ALL CITY, STATE, AND FEDERAL LAWS TO BE OBSERVED.

I AM A NORTHBROOK PROPERTY OWNER AND AGREE TO PAY FOR ANY DAMAGES TO N.P.O.A. PROPERTY OR NEIGHBORHOOD PROPERTY INCLUDING DESTROYED PLANTS, TIRE RUTS, AND LITTER CREATED BY ME OR MY GUESTS. I FURTHER AGREE TO INDEMNIFY AND HOLD N.P.O.A. HARMLESS FOR ANY INJURIES OR DAMAGE INCURRED DURING RENTAL. FURTHER, IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT VIOLATION OF ANY OF THE ENUMERATED RULES WHICH I HAVE AGREED TO ABIDE BY AS EVIDENCE BY MY SIGNATURE HEREINAFTER, WILL BE REFERRED BY THE POOL OR CLUBHOUSE COMMITTEE TO THE BOARD OF DIRECTORS OF THE ASSOCIATION, SUCH VIOLATION NECESSITATING THE FORFEITURE OF ALL OR A PORTION OF THE SECURITY DEPOSIT MADE FOR SAID FACILITIES, AS WITHIN THE SOLE DISCRETION OF SAID ASSOCIATION; AND THAT FURTHER, SUSPENSION OR REVOCATION OF ALL CLUBHOUSE PRIVILEGES MAY BE DEEMED WARRANTED UNDER THE CIRCUMSTANCES, ALSO WITH THE SOLE DISCRETION OF THE ASSOCIATION; AND FINALLY, THE ASSOCIATION WILL NOT HESITATE TO TAKE ANY AND OTHER FURTHER LEGAL ACTION NECESSARY, INCLUDING BUT NOT LIMITED TO A LAWSUIT FOR RECOVERY OF ANY DAMAGES INCURRED, SAID LAWSUIT TO INCLUDE COURT COSTS, INTEREST, AND ATTORNEYS' FEES.

SIGNATURE OF PROPERTY OWNER (RENTER) _____ DATE _____

SIGNATURE OF WITNESS (NPOA REPRESENTATIVE) _____