



RENTAL AGREEMENT FOR USE OF
BELVEDERE AMENITY CENTER

Date _____

The undersigned requests permission to rent and use the Belvedere Amenity Center (not including the lazy river). The undersigned is an owner or a tenant of real property in Belvedere. The undersigned wishes to use the Amenity Center from _____ o'clock ____m. to _____ o'clock ____m. on the _____ day of _____, 20____. (The amenities center cannot be reserved for more than a four-hour period.)

Rules. The undersigned agrees to abide by the Belvedere rules and policies for the Amenity Center, attached as Exhibit A. It is understood that a Member of the Board of Directors of Belvedere Homeowners Association or a person designated by the Board, will inspect the Amenity Center including furniture, window coverings, equipment and the area surrounding the Amenity Center, before and after use by the undersigned. Any items not in good condition will be repaired or replaced as necessary from the \$50.00 deposit left when the use agreement was signed. If the damage exceeds \$50.00, the undersigned agrees to pay such amount and if it is not immediately paid, the association shall have a lien against the unit owned by owner for payment of same, which lien may be collected in same manner as monthly assessments. A non-refundable \$50.00 cleaning fee is also required at time of rental. Both checks, (made out separately) are due in advance, and made payable to Belvedere HOA.

No alcohol or smoking. The undersigned further agrees that no alcoholic beverage of any sort will be served to any minor or intoxicated person. The undersigned agrees to be fully responsible for all accidents or claims that may arise as a result of any accident, injury, or damage to person or property during the time that the undersigned has the Amenity Center rented. Any alcoholic beverages must be served by a licensed bartender. A copy of the TABC license must accompany this agreement prior to the receipt of Amenity Center keys if alcoholic beverages are to be served. No smoking is allowed inside the Amenity Center.

Hold harmless and indemnification. The undersigned hereby releases and shall hold harmless and indemnify the Belvedere Homeowners Association, its property owners (members) and the employees, contractors, agents, affiliates, and related entities thereof for all claims, attorneys fees, and other costs or liabilities incurred by or asserted against any of the foregoing as a result of use of the Belvedere Amenity Center by owner or owner's tenants or guests.

Texas host/liquor laws. The undersigned understands that under Texas law, a host of any social event or business function where alcoholic beverages are served may be personally liable for any property damage, personal injuries, or loss of life resulting in whole or in part from the host's negligence in allowing any intoxicated guest or attendee to be served alcohol. Such liability may include harm to the intoxicated individual himself and also harm to total strangers involved in automobile accidents, etc. caused by that intoxicated individual.

Condition of Amenity Center before and after. The undersigned agrees to inspect the Amenity Center prior to acceptance and to show the condition in the "Check-In Condition" column attached as Exhibit B to this agreement, and agrees to follow all clean up instructions.

Belvedere Homeowners Association, Inc.

Printed name of unit owner

By _____
Signature

Printed name of officer or manager

Signature

Printed name of tenant (if applicable)

Attachments: Exhibit A - Rules
Exhibit B - Checklist

(both owner and tenant must sign if application is
by a tenant of the unit owner)

Number of invitees: _____
(including potential guests of invitees)