

## CONDOMINIUM ASSOCIATION FACILITY RENTAL AGREEMENT

This rental agreement is for the common area rental (circle one): Conference Center / Pool or Patio of Keystone Villas Condominium Association (herein referred to as the Association), located at 3590 Coral way and \_\_\_\_\_, (herein referred to as renter) Resident of the Condominium Association, and residing in unit \_\_\_\_\_, is hereby enforced by the signing of all parties concerned. It is acknowledged by the person(s) renting the facility and signing this rental agreement that they are the person(s) having the event, that they will be in attendance at this event at all times, and that in no way or manner are they renting the Association's facility to any other person(s) or organization(s). It is further acknowledged that the person(s) renting the common area, signing this agreement and remitting the rental fee (if applicable) and deposit check is (are) a resident(s) of Condominium Association. Forfeiture of the entire \$250 deposit and/or loss of future common area rentals may occur if this rental agreement is violated in any manner.

### DATE OF RENTAL / HOURS OF RENTAL AND PAYMENT

Security deposit of \$250.00 is to be paid in Check or Money Order, Payable to Keystone Villas and is to be dropped off at the management office **2655 Lejuene Rd. Suite 805-4, Coral Gables, FL 33134** or mailed to **P.O Box 142076, Coral Gables FL 33114-2076**

Facility must be cleaned up, vacated and locked up and everyone out by 11:00 PM. No decorations are to be attached to any portion of the building.

The event will take place on \_\_\_\_\_, from \_\_\_\_\_ to \_\_\_\_\_.

### TERMS AND CONDITIONS

1. The Association has "Assigned Parking" for the residents of our units. The person(s) renting the facility is(are) responsible to inform their guests, and to be sure that their guests do not park in any numbered resident assigned parking space, **NOR** in any yellow line "**NO PARKING-TOW AWAY ZONES**". Please monitor your guests in this manner. Violations of our parking rules may result in vehicles being towed at the vehicle owner's expense.
2. No long term parking in the driveway. **Parking for unloading and/or loading of vehicles only**. The entire driveway **MUST** be kept open for all emergency vehicles (Fire, Police, and Ambulance). **Absolutely No Parking Is Allowed On the Grass**.
3. This agreement is strictly limited to the dates and hours listed above. The renter will promptly vacate the premises upon the expiration of the above date and time.
4. The curfew is 11:00 PM. All renters are required to clean up, vacuum the facility and dispose of all trash/garbage into the dumpsters before they leave. It is suggested the party end and clean up begin no later than 10:30PM in order to vacate the premises by the mandatory curfew time of 11 :00 PM. Renters are reminded to inform their guests to please keep the noise level down at night when leaving the property. The Miami Police may be called for violation of the curfew and the City Noise Ordinance. Any verified complaints received regarding violation of the association's curfew or the City Noise Ordinance will be dealt with in a manner consistent with our Master Deed and By-Laws and our rules and regulations and local laws.
5. The rental deposit of \$250 will be returned to the resident renting the facility only after an inspection of the premises is made by the Associations representative designated by the Condominium Association. The deposit is security against damage to Association property, for the cost of restoring the premises to its former condition, or violations of this agreement. Any damages in excess of the \$250 deposit will be assessed to the resident or unit owner renting the Association's common area. All checks returned for any reason, by any bank, will be handled in accordance with our rules and regulations concerning the collection of delinquent assessments.
6. **SMOKING IS NOT PERMITTED INSIDE THE BUILDING**. If smoking occurs outside the building, all debris **MUST** be cleaned up before you vacate the premises.
7. The resident(s) renting the facility will be solely responsible for any fines resulting from violations of the pool maximum occupancy limit.
8. Use of the facility is for social and recreational activities only, **NOT** for any other purpose. Facility renters

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cannot rent the facility for business purposes nor any moneymaking purposes. There cannot be any admission or entry fee charged to your guests. The facility renter agrees to comply with all governmental laws and regulations, including those controlling the serving of alcoholic beverages.

**9.** The resident(s) renting the Association's facility acknowledges and understands they may not hold the Condominium Association responsible for any cancellation of any party at any time, or any loss of personal property, including, but not limited to, theft and/or vandalism, flooding of the premises, electrical failure resulting in no power, heat or air conditioning, damage or destruction to the facility building of any kind. Nor may the facility renter(s) hold The Condominium Association responsible for any entertainment or catering billing due to the cancellation of any party for any, or additional reasons, as stated above.

**10.** The facility renter(s) accepts the premises in a clean, orderly and sanitary condition and in good repair subject to the "itemized check list" inspection by the association representative, prior to the rental party with the facility renter(s), and after the party. (Any exceptions to the condition of the facility will be duly noted). The facility renter(s) must return the facility in the same acceptable condition as it was received. All garbage, trash or litter must be deposited into a dumpster in the complex. If the facility and/or surrounding common grounds is not turned over in a clean, orderly and litter-free condition, the Condominium Association has the right to clean or arrange for any cleaning determined necessary to restore the premises to its original condition, with all costs charged against the security deposit and if necessary to the resident(s) and/or unit owner directly. Cleaning supplies are renter's responsibility.

**11.** The facility renter(s) agree(s) to assume all legal responsibility during the time of the facility rental agreement, including setting up and cleaning up for the party. The Condominium Association is free from the responsibility of all activities, acts of negligence, injury or damage what-so-ever to any person or persons, or to the property of any person or persons, and liabilities resulting from the activities during the rental period. In addition, the Condominium Association, or its representatives, are not responsible in any way, for any gifts or personal belongings left in the facility prior to and/or after the social function. The facility renter(s) will indemnify, defend and hold the Condominium Association harmless with respect to any claims or damages resulting from the facility renters use of the facility and its premises.

**12.** The facility deposit fee are to be paid by check or money order, made payable to The Condominium Association, at the time this agreement is signed. The deposit check will be returned to the facility renter only after the re-inspection of the premises by the representative, provided the premises are returned to the Association in their former acceptable condition.

**13.** Please ask your guests to remain in the facility during your party. Rental of the facility is limited to residents and/or unit owners of the Condominium Association for their exclusive use and the use of their invited guests.

**14.** All posted and adopted rules and regulations must be observed at all times. A current copy of these may be found on: [www.KeystoneVillas.com](http://www.KeystoneVillas.com) The facility renter agrees to return premises and property in original condition and acknowledges that they may be assessed and or lose the security deposit should they fail to clean the premises, clean the grill, break or misuse any furniture or cause any damages thereto.

I hereby state that I/We, Am/Are renting the Keystone Villas Condominium Association facility for the purpose of a recreational function and that I/We will be in attendance at this function at all times. I/We acknowledge the rental or use of the facility to an additional party will result in the forfeiture of any or all of the \$250 deposit, and/or loss of future facility rental privileges.

The resident(s) renting the Association's facility has/have read this agreement, understands all conditions of said agreement and is willing to, and agrees to adhere to all the above conditions and regulations.

Unit #: \_\_\_\_\_

Renter Name: \_\_\_\_\_

Renter Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Approval By: \_\_\_\_\_