

BRIDLEWOOD CLUBHOUSE RENTAL AGREEMENT

I (We), _____, hereby apply to reserve the use of the Bridlewood Community Association's ("Association") Clubhouse ("Bridlewood Clubhouse"), located at 13622 Harness Shop Court, Gainesville, VA, subject to the following terms and conditions:

- a) **Rental Fee and Security Deposit:** I (We) hereby agree to pay a non-refundable rental fee ("Rental Fee") of \$95.00 in connection with my (our) reservation of the Bridlewood Clubhouse. I (We) also agree to pay a separate and fully refundable security deposit ("Security Deposit") in the amount of \$300.00 in connection with my (our) reserved use of the Bridlewood Clubhouse. Each check shall be made payable to "Bridlewood Community Association." If my (our) application is rejected, the Rental Fee and the Security Deposit will be returned. I (We) understand that my (our) Association Dues must be paid up-to-date in order to rent the Bridlewood Clubhouse.
- b) **Hours of Operation for Bridlewood Clubhouse:** I (We) hereby acknowledge and understand that I am (We are) permitted to reserve use of the Bridlewood Clubhouse Sunday through Thursday between the hours of 8:00 AM and 10:00 PM. On Friday, Saturday and federal or state holidays, I (We) hereby acknowledge and understand that I am (We are) permitted to reserve use of the Bridlewood Clubhouse between the hours of 8:00 AM and 11:00 PM. I (We) hereby agree that my (our) use of the Bridlewood Clubhouse will not exceed five (5) hours, including the requisite time for setting up before and cleaning up after my (our) event ("Event").
- c) **Purpose of Event:** I (We) hereby acknowledge and understand that my (our) application to reserve the Bridlewood Clubhouse is subject to the approval of the Board of Directors ("Board") of the Association or its designated representative. I (We) understand that the Bridlewood Clubhouse may not be reserved if the stated purpose of my (our) Event violates any covenant, condition, restriction, rule, or regulation of the Association. I (We) also understand that the Board has the authority, duty and responsibility to enforce the covenants, conditions, restrictions, rules, and regulations of the Association and that, if my (our) stated purpose violates a covenant, condition, restriction, rule, or regulation of the Association, I (We) will not be permitted to reserve the Bridlewood Clubhouse. I am (We are) reserving the Bridlewood Clubhouse for the following stated purpose:
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- d) **Rental Subject to Board's or Designated Representative's Approval:** I (We) hereby agree that my (our) application will not be approved unless and until the Board or its designated representative receives: (1) the properly executed original copy of this Agreement at least three (3) days prior to the Event, (2) the Board or its designated representative is in receipt of the Rental Fee and (3) the Board or its designated representative is in receipt of the Security Deposit.
- e) **Inventory Checklist:** I (We) hereby agree to meet with a designated representative of the

Board immediately prior to my (our) Event. I (We) hereby acknowledge and understand that such designated representative of the Board will conduct an inspection of the Bridlewood Clubhouse using a standard inventory checklist (“Inventory Checklist”). See attached Exhibit A. I (We) hereby agree that the Inventory Checklist will be used to re-inspect the Bridlewood Clubhouse following my (our) Event, and I (We) hereby acknowledge and understand that my (our) Security Deposit may be forfeited if any of the items on the Inventory Checklist are missing or damaged.

- f) **Possession of Door Key Code:** Once the Board’s designated representative has completed the Inventory Checklist, I (We) agree to take possession of the door key code to the Bridlewood Clubhouse and to accept full responsibility for the care of each item listed on Exhibit A.
- g) **Member’s Attendance Required:** I (We) hereby agree to be in attendance at all times during the Event. I am (We are) responsible for each attendee’s compliance with the Association’s Rules and Regulations. I (We) assume full responsibility for any loss or damage to the building, furniture, furnishings and equipment and for the proper conduct of my (our) attendees while they are on the premises of the Bridlewood Clubhouse, whether inside or outside of the building. The Event will be immediately terminated if I am not (We are not) in attendance at any time during the Event.
- h) **Responsibility for All Individual’s Actions:** I (We) hereby agree to be responsible for the actions of all individuals who enter the Bridlewood Clubhouse during my (our) Event. I (We) further agree to take any and all reasonable, necessary and appropriate steps in order to prevent uninvited individuals from entering the Bridlewood Clubhouse. I (We) also understand that members of the Board or its designated representative may enter and inspect the premises at any time during my (our) Event. I (We) agree that violation of any of the terms of this agreement could result in the Association’s refusal to rent the Bridlewood Clubhouse to us in the future, in addition to any other penalties contained herein.
- i) **Thumb Tacks or Adhesive Substances Strictly Prohibited:** I (We) hereby agree that I (We) will not place any tape, thumb tacks, or other adhesive substance on the walls or ceiling of the Bridlewood Clubhouse.
- j) **Smoking Strictly Prohibited:** I (We) hereby acknowledge and understand that smoking is strictly prohibited inside the Bridlewood Clubhouse. I (We) hereby agree to dispose of all cigarette butts left on the premises of the Bridlewood Clubhouse at the end of my (our) Event.
- k) **Attendees Subject to Parking Restrictions:** I (We) hereby acknowledge and understand that attendees at my (our) Event are subject to the parking restrictions of the Association. I (We) agree to inform the attendees of any and all parking restrictions.
- l) **Noise or Nuisance Violations:** I (We) hereby agree to comply with any and all Prince William County Noise and Nuisance Ordinances. I (We) agree to monitor the conduct of the attendees in order to avoid disturbing other residents. I (We) understand that my (our)

Security Deposit may be forfeited if police are summoned to a disturbance at my (our) Event.

- m) **Security Cameras:** I (We) understand and agree that video security cameras may be in operation during my (our) event.
- n) **Clean-Up After Event:** I am (We are) responsible for cleaning up after my (our) use of the Bridlewood Clubhouse. I am (We are) responsible for the removal of all garbage, debris and rubbish resulting from such an Event. I (We) agree that I (We) will clean the Bridlewood Clubhouse at my (our) own cost and expense and that I (We) will dispose of all garbage, debris and rubbish in accordance with the Association's Rules and Regulations. I (We) agree that my (our) failure to clean the Bridlewood Clubhouse may result in a loss of any or all of my (our) Security Deposit.
- o) **Collection of Charges:** I (We) hereby acknowledge that I (We) have read and agree to the terms and conditions of this Agreement. I (We) agree to be bound to the requirements and terms and conditions established by this Agreement. If there is damage to the Bridlewood Clubhouse or any of its contents in excess of the Security Deposit, I (We) will pay the additional charges; any such charges are collectible in the same manner as an assessment against my (our) lot. I (We) agree that should I (We) fail to pay the damage to the Bridlewood Clubhouse in excess of the Security Deposit and the Association must file suit in Prince William County, Virginia to enforce this Agreement, I (We) will pay the Association's attorneys' fees and costs.
- p) **Indemnification:** I (We) hereby indemnify and hold the Association, its members, officers, employees, guests and agents harmless from any and all liabilities, suits, judgments, costs and expenses, including attorney's fees, arising from the performance of this Agreement or any act, omission, or negligence which occurs in connection with my (our) Event at the Bridlewood Clubhouse.
- q) **Unauthorized Use:** The Bridlewood Clubhouse and its surrounding premises may not be used by any Member unless the following conditions are met: (1) the Board or its designated representative is in receipt of a properly executed original copy of the Rental Agreement, the Rental Fee and the Security Deposit at least three (3) days prior to the Event; and (2) the Board or its designated representative has signed and approved the Rental Agreement. **Any unauthorized use of the Bridlewood Clubhouse and its surrounding premises by Members, families or guests of Members, or any other person without the express written consent of the Board or its designated representative shall be considered trespassing and punishable under the laws of Virginia.**

**I HAVE READ, UNDERSTAND, and AGREE TO COMPLY WITH ALL OF THE
CONDITIONS AND RESTRICTIONS FOR USE OF
BRIDLEWOOD CLUBHOUSE AND FACILITIES.**

MEMBER'S SIGNATURE

MEMBER'S SIGNATURE

By: _____
MEMBER'S PRINTED NAME

By: _____
MEMBER'S PRINTED NAME

MEMBER'S ADDRESS:

MEMBER'S ADDRESS:

For Association Use Only:

DATE:	
DATE OF EVENT:	
HOURS OF EVENT:	
By: _____ Printed Name of Bridlewood Community Association's Designated Representative	By: _____ Signature of Bridlewood Community Association's Designated Representative

Exhibit A

BRIDLEWOOD CLUBHOUSE INVENTORY CHECKLIST

<u>ENTRY</u>	<u>AREA and ITEM</u>	<u>QUANTITY</u>	<u>NOTES</u>
	<u>ENTRY</u>		
	Fire Extinguisher	1	Attached to Wall
	Water Cup Dispenser	1	Attached to Wall
	Trash Can	1	
	Water Fountain	1	Attached to Wall
	<u>BATHROOMS (2)</u>		
	Hand Towel Dispenser	1	Attached to Wall
	Soap Dispenser	1	Attached to Wall
	Trash Can	1	Attached to Wall
	<u>STORAGE ROOM</u>		
	Easel With Marker Board	1	
	Christmas Tree	1	
	Tree Ornaments & Bows	1	
	Broom, Vacuum cleaner, cleaning supplies	1	
	<u>FIREPLACE AND MANTEL</u>		
	Fireplace Gas Logs	1	
	Horse Picture "The Traverser"	1	
	<u>KITCHEN CLOSET</u>		
	Soap Dispenser	1	
	Micro-Wave oven	1	
	Small refrigerator	1	
	Small sink and faucet	1	Built-in
	<u>MAIN ROOM</u>		
	Square Wood Card Tables	4	
	Chairs for tables	16	brown vinyl seat/back
	Framed sign "No wet suits"	1	On wall
	Tree in Brass Pot	2	
	End Tables	4	Wood & slate top
	Designer Sofa Pillow	6	Plaid design
	Large Sofa	2	Brown leather-like
	Coffee Table	1	Large, round, wood & slate top
	Upholstered Large Side Chairs	4	2 styles
	Large Ceiling Fan	1	Attached to Ceiling