

CLUBHOUSE RENTAL

Revised 1/7/03; Amended 3/24/05; and Amended 11/14/06

The Raintree Lake Clubhouse may be rented for private parties to Residents in good standing with the Association. Reservations are made through the RLPOA office during regular business hours.

In consideration for the use of the clubhouse, the Resident agrees to the following conditions:

1. Pay a \$300.00 rental fee. The rental fee must be paid in cash or check. Rental fee is due no later than fourteen (14) calendar days prior to the function.
2. Pay \$350.00 damage and cleaning deposit. Deposit must be paid in cash or check within 7 calendar days after making the reservation.
3. Deposit and rental fee will be deposited in the RLPOA banking account at the time of receipt. RLPOA does not accept credit cards.
4. Any cancellation by the Resident within forty-five (45) days of the event will result in a \$100.00 cancellation fee, which will be deducted, from the deposit.
5. The swimming pool is not included with the rental of the clubhouse. Any guests attending the function are not allowed use of the swimming pool.
6. Resident must be present at all times during the function. The Resident agrees to be responsible for the conduct of guests and, in cases of improper conduct, may be subject to arrest by the Lee's Summit Police Department.
7. Agrees to keep the premises in good repair, and to leave clubhouse in the same condition as before their event.
8. Agrees not to allow the use of the premises for any purpose other than that specified and to insure that the specified use is carried out and conducted in a reasonable manner and is in compliance with any local, state or federal law.
9. Agrees to make no alterations to the premises without written consent of the RLPOA, and to use no decorations, or bring other materials or substances onto the premises which are not in compliance with the insurance coverage of the RLPOA, or which are in violation of any local, state, or federal law.
10. Agrees to allow security personnel on duty to make periodic clubhouse/security checks. Security personnel will have authority to shut down function if he/she finds the function violates the contract.
11. Agrees to indemnify and hold harmless the RLPOA from any liability resulting from use of the premises. The Resident agrees to be responsible and acknowledges any and all legal liability resulting from the disbursement of alcoholic beverages and has no license to permit sale or distribution of same to the public on the premises and further has no insurance coverage for such activity. The Resident therefore agrees to indemnify and hold harmless RLPOA from any liability resulting from the use or disbursement of liquor on the premises described above.
12. Agrees that for any activity where minors are involved, one adult chaperone will be present at all times for every five minors present during the entire function. The Resident may be held responsible for contributing to the delinquency of a minor should any minor partake in alcohol or drugs in association with the function.
13. Is responsible for cleaning the clubhouse and for repairing any and all damage, which occurs during the rental period. Reasonable cost of repair, replacement, or cleaning (damages) will be deducted from the deposit to restore the premises to its' original condition. Damages in excess of the deposit will be billed to the Resident. Unpaid damages will be subject to a lien against the Resident's property.
14. All cleanups must be accomplished prior to leaving the premises and is not permitted at a later date.
15. The charges for use of the clubhouse are current as of November 2006. The charges for use of the clubhouse are subject to change.