



CLUBHOUSE RENTAL

MAXIMUM OCCUPANCY 80

Part A

Renter Name:			<input type="checkbox"/> Homeowner <input type="checkbox"/> Tenant	
Current Address:		City:	State:	Zip Code:
Quail Ridge Unit#:	Building Number:	Street:		
Evening Phone:		Daytime Phone:	Cell Phone:	
Email Address:				
Proposed Use:				
Date of Proposed Use:	Number of Guests:	Proposed Start Time:	Proposed End Time:	

Part B

<p>A refundable security deposit of \$500.00 must be paid fourteen (14) days prior to the date of the event by the homeowner/tenant. Check or money order must be from homeowner or tenant. Said deposit will be refunded to the homeowner/tenant five (5) days after the use of the clubhouse, on the condition that the premises are found in satisfactory condition and the key is returned to the Keystone Carlsbad office within two (2) working days after the event. Clubhouse must be returned to its original state the same date of use. If the premises are not found in satisfactory condition, or the key is not returned, the homeowner/tenant may forfeit all or part of the deposit, and if there is damage that exceeds the \$500.00 deposit, the homeowner and tenant will be held responsible for any such damage.</p> <p>A non-refundable usage fee of \$200.00 is also required.</p>	
<input type="checkbox"/> Non-refundable Usage Fee Received	<input type="checkbox"/> Refundable Deposit Received



Part B – Walkthrough	Before Use		After Use	
Bathrooms				
Blinds				
Chairs				
Microwave				
Refrigerator				
Sofa				
Tables				
Floor				
General Condition of Room				

Part C – Conditions of Rental
<ol style="list-style-type: none"> 1. An adult homeowner/tenant must be present at all times, and must have proper identification to show to Quail Ridge Property Patrol, Management Representative, or a member of the Board of Directors, upon request. 2. There are only a few visitor parking spaces near the clubhouse and when those are occupied, your guests may not use numbered parking spaces. If they do, they will be towed away at their own expense. Your guest must park on Mission Gate Drive if no parking spaces designated for Visitors are available. 3. Remember, you are renting the clubhouse, you are not renting the common area around the clubhouse or the pool. Your guests may not meander in the common area and disturb nearby homeowners. 4. Rowdiness, loud music, and profanity will not be tolerated. 5. No fires in the fireplace; no smoking; no charcoal/gas grills; no glass containers; and no poolside tables or chairs may be brought inside. 6. Serving ALCOHOL of any kind is strictly PROHIBITED. 7. Premises & furnishings must be left in the same condition as found on the “Before Use” walk through. 8. Lock and secure premises before leaving and place all trash from party in plastic bags and dispose of in trash bin #12, located in the clubhouse parking lot. (Do not use trash bin #1 on Buena Tierra Way.) 9. Premises must be vacated ON OR BEFORE: 10:00 PM Sunday through Thursday and 11:00 PM Friday and Saturday. NO EXCEPTIONS. 10. UNDER NO CIRCUMSTANCES may the homeowner or tenant sublet the use of the clubhouse.



NOTICE TO TENANTS

Prior to renting the clubhouse, a tenant must first get written permission from the homeowner or the homeowner's property manager, as follows:

- Both homeowner/property manager and tenant must complete applicable parts and sign this rental agreement;
- After exit inspection is complete, a copy of this rental agreement may be mailed to the homeowner/property manager, upon request.

Signatures

Homeowner:	Date:
Manager:	Date:
Tenant:	Date:

YOUR SIGNATURE ABOVE ACKNOWLEDGES THAT YOU HAVE READ AND AGREE TO ABIDE BY ALL OF THE QUAIL RIDGE HOA RULES AND REGULATIONS AND CLUBHOUSE RENTAL RULES.

Deposit Refund

Deposit Amount Refunded:	Date:
--------------------------	-------