

NORTH SPRING COMMUNITY IMPROVEMENT ASSOCIATION, INC.
NORTH SPRING CLUBHOUSE RENTAL AGREEMENT
128 Vision Park Blvd., SUITE 110
Shenandoah, TEXAS 77384
PHONE: 281-296-9775 FAX: 281-296-9788

Applicant's Name: _____

Applicant's Address: _____

Applicant's Phone #: _____

Rental Date and Hours: _____

At the time this Agreement is signed and returned to the Association, member will submit two (2) separate checks made payable to North Spring C.I.A., Inc.: 1) A nonrefundable rental fee of Seventy-Five Dollars (\$75.00) and 2) A security deposit of One Hundred Dollars (\$100.00) as security against any damage. The security deposit will be refunded upon completion of inspection of the clubhouse and notice to Consolidated Management Services (phone: 281-296-9775, fax: 281-296-9788) that the clubhouse has been properly cleaned and the keys returned.

In the event that the clubhouse is unavailable for use due to circumstances beyond the control of the Association, renter's sole and exclusive remedy shall be the return of all monies paid by renter. The Association shall not be liable for any damages whether special, direct, indirect, or consequential.

The renter is responsible for any damage to the clubhouse during the rental period and will be liable for any damages that exceed the security deposit. The renter will provide the Association with a certificate of insurance from his or her homeowner's insurance policy indicating the coverage dates and the amounts in effect. There must be a minimum of One Hundred Thousand Dollars (\$100,000.00) liability coverage.

Any expenses not covered by the security deposit or the homeowner's insurance policy will be billed to the renter/member. If not paid within thirty (30) days and pursuant to all notices required by law the member hereby grants a lien against the member's property in favor of the Association in the amount of any such unreimbursed expenses.

Renter understands and acknowledges that he or she is responsible for the conduct of renter's guests and agrees to indemnify and hold harmless the Association for any and all costs or expenses resulting from or arising under this Agreement.

Smoking and alcohol are not permitted in the clubhouse. In the event that the clubhouse keys are not returned, renter will be liable for all costs associated with the rekeying of the clubhouse locks. All decorations and/or setup are to be done of the day of the rental unless otherwise provided by the Association.

Signature of renter

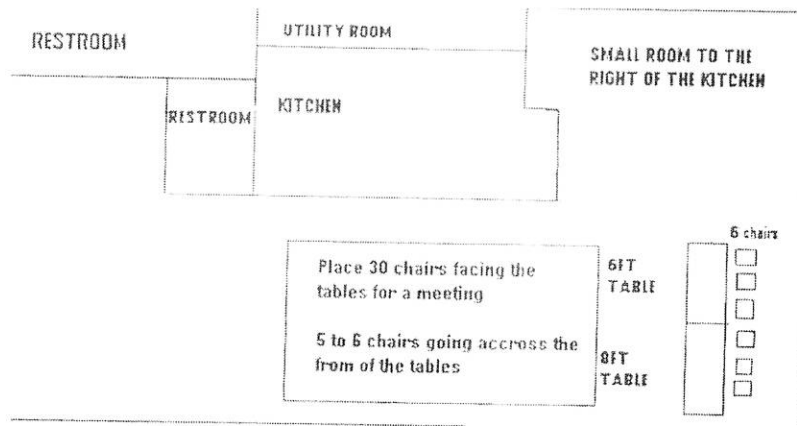
Date

NORTH SPRING CLUBHOUSE RULES

TABLE/CHAIRS: Do not lean tables/chairs against walls. Leave the tables stacked on one table in the small room on the right of the kitchen: however, **keep them away from the walls**. You may leave some chairs set for meeting use. Be sure to clean the tables/chairs if needed.

IF YOUR EVENT IS ON THE THIRD WEEK OF THE MONTH, LEAVE 30 CHAIRS AND TWO TABLES SET-UP IN THE ROOM FOR THE HOMEOWNER'S MEETING.

EXAMPLE: How you may store the tables/chairs for monthly Homeowner's Meeting



DO NOT USE: Do not use nails, staples, or tacks on the walls. You may only use painters tape to place your decorations around the room. Be sure to remove all tape and decorations at the end of your event.

GARBAGE: Remove all garbage from the room and around the outside of the clubhouse left by your guest. There are four (4) garbage cans in front of the park for your use. Be sure to place them back in front of the park.

CLEANING: Mop all floors. In the kitchen, wipe the counter tops; clean the stove, microwave, sink and refrigerator. Do not leave items in the refrigerator! Clean the sinks and toilets in the bathrooms.

DOORS: Make sure all doors are locked, especially the right front door with the latches on the inside edge of the door.

LIGHTS: Turn off lights, fans, and leave the air conditioner at 75 degrees in the spring, summer and fall. In the winter, leave heater on 75 degrees.

SET UP: Do not set up until the day of the event. If you need the day before, you will need to pay for that day. Be sure to meet with a Board Member to inspect the room before and after your event.

No alcohol or smoking are permitted