

The Thicket at Cypresswood CIA
c/o Goodwin and Company
28420 Hardy Toll Road, Ste. 210
281-852-1155
Spring, TX 77373

Thicket Clubhouse Rental Agreement and Waiver

Resident's ("Renter") Printed Name: _____

Address: _____

Phone Number: _____ Alternate Number: _____

Email Address: _____ Type of Event: _____

Date of Event: _____ Time of Event: from _____ to _____

Clubhouse Rental Fee: \$50.00 No Alcohol
 \$100 With Alcohol

The Thicket at Cypresswood CIA (hereinafter referred to as the "Thicket"), its Board of Directors and/or Officers makes no representation or warranty as to the usefulness and condition of the Thicket Clubhouse facilities ("Clubhouse") for the Renter's planned event and the Clubhouse is rented **AS IS**, and Renter has had the opportunity to inspect the Clubhouse prior to rental.

Renter represents that (check applicable)

That no alcohol will be served or consumed during its rental.

That alcohol will be served/consumed during its rental and Renter will make arrangements with the Sheriff's or Constable's office to have officers on location at the Clubhouse during rental.

Renter assumes all liability for the consummation alcohol on the premises of the Clubhouse and shall indemnify and hold harmless the Thicket and its Board of Directors and/or Officers from any and all damages or injuries that occur/result from such consummation.

RULES FOR RENTAL Note: infraction of any of these rules will result in forfeiture of deposit.

1. Maintenance fees must be current to rent the facilities.
2. Security deposit of \$100 must be received with this form at least 2 weeks prior to event. Please note that the security deposit does not limit your responsibility for any damages incurred. Check must be payable to "The Thicket at Cypresswood CIA".
3. Keys must be picked up no later than 4:30 PM on the Friday before your event.
4. The Renter must be an adult over 21, a resident of the Thicket and must be at the Clubhouse at all times during the party.
5. The Renter is responsible for set-up before the party and clean-up afterwards. *Cleanup includes bagging all trash and removing the trash bags from the premises.*
6. Parties must be ended prior to 12:00 Midnight.
7. Children's parties must be chaperoned by adults over 21 years of age.
8. No more than 50 people may be in attendance.
9. No portable playground is permitted (i.e. Moonwalks, trampolines, water slides, etc.).
10. Helium-filled balloons are not permitted (please respect the ceiling fans).
11. No decorations shall be attached in any manner to the walls or doors of the Clubhouse.
12. If the law enforcement must be called to the party for any reason, including loud music, or if any

person in the party uses the swimming pool without authorization, the board will review the complaint before deciding to forfeit the deposit.

13. The Clubhouse and any other gates/doors that were unlocked by the Renter must be locked upon leaving the Clubhouse, and keys must be returned to a Board representative. If the keys are not returned within 7 days from the rental date, the **deposit will automatically be forfeited.**
14. **In the event the Security Deposit or the rental payment funds are paid by check and such check is rejected for any reason by any bank, the resident authorizes and grants the Thicket authority to debit and attach such amount owed by reason of such rejected check to the resident's account for assessments, which will immediately become due and payable and subject to applicable fees, interest, and penalties as to any and all delinquencies.**

I have read and understand this agreement and agree to abide by and be bound by the stated rules and regulations and financial responsibility. In addition, I agree to accept liability for all damages to the Association's property occurring during the party, and I hereby indemnify and release the Thicket at Cypresswood C.I.A., its Board of Directors and officers, and their heirs and affiliates from liability resulting from injury, accident or illness to myself or guests or third parties or property which may occur during or as a result of this rental.

Note: Deposit will be refunded to you within two weeks after the party subject to the terms of this agreement.

Signature: _____ Date: _____

----- **For Office Use Only** -----
MF Current Date Available Deposit Received (Date:_____) Key Received (Date:_____)
Key Returned (Date:_____) Deposit Refunded (Date:_____)

COMPLETED FORMS SHOULD BE EMAILED TO McKENZIE DeLUKE AT HOUamenities@goodwintx.com.

Any questions should be directed to McKenzie at 281-852-1155 or Pam Valentine pam.valentine@goodwintx.com, 713-829-8930 or 281-852-1155.