



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: Customer@grsmanagement.com

Website: www.grsmanagement.com

VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC AGREEMENT FOR THE EXCLUSIVE USE OF THE CLUBHOUSE FACILITY

Enclosed is the agreement for the exclusive use of the clubhouse, which includes general information regarding the facilities and requirements to reserve them. Please read the following agreement carefully and thoroughly.

Once this agreement is completed and its requirements are met, please return it to the GRS Management, Inc. office (address located in header). Upon receipt, assuming the date of your function is available, your reservation will be booked.

This agreement is made between VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC and the following homeowner(s) who are subject to the following conditions and provisions:

- I. **PERMITTED USAGE:** Only residents/owners of The VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC are permitted to rent the clubhouse. Requests must be submitted at least two (2) weeks in advance. **Owners who are delinquent in any funds due to the Association are not eligible to rent the clubhouse for any function.** Renters wishing to use the facilities must arrange directly with the unit owner on their behalf.
- I. **HOURS:** The clubhouse may only be used between the hours of **5:00 PM and 12:00 AM (midnight)** on the date of the rental. The clubhouse must be fully cleaned, vacated, and securely closed by 12:00 AM. Failure to do so may result in the loss of the security deposit and future rental privileges.
- II. **FEES:**
 - a. **Rental payment:** There is a non-refundable cost for using the clubhouse. If there is a need to cancel the reservation, the user must cancel ten (10) calendar days before the event or forfeit the rental fee. **Cost: \$250.00**
 - b. **Security Deposit:** There is a refundable security deposit of **\$500.00**, refundable once the clubhouse is inspected. Refund will be issued 10-15 business days after the request/inspection.
 - c. **Payable to: VENETIAN GARDENS AT COUNTRY CLUB OF MIAMI CONDO ASSOC, INC**
 - d. **Acceptable forms of payment:** Money order or cashier's check (no cash)
 - e. **Other charges:** Additional monies may be requested to return the facility to its former condition prior to its use, which shall be at the discretion of the Association.
- III. **RULES:** User(s) will comply with all laws of the United States, State of Florida, all ordinances of Miami Dade County and all rules and requirements of the local police and fire departments, as well as those rules which are established in the governing documents of Venetian Gardens at Country Club of Miami Condominium Association, Inc. such as the rules and regulations. Any violation of the rules and regulations of the Association, or those contained within this contract, may result in fees being assessed to your maintenance account. This disclosure serves as an official acknowledgment and agreement for the exclusive rental and use of the Clubhouse Facility located at Venetian Gardens at Country Club of Miami



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Condominium Association, Inc. By signing this document, the renter agrees to the following terms and conditions:

- a. **Exclusive Use of Clubhouse Only:** The rental agreement applies only to the Clubhouse Facility. Use of the pool, pool area, fitness center, and business center is strictly prohibited and is not included as part of the clubhouse rental.
- b. **Restricted Access Between Facilities:** During the rental period, entry to or from the pool or fitness center through the clubhouse is not permitted. Guests may not access the pool, pool area, or fitness center via the clubhouse or use the clubhouse to enter these areas.
- c. **Food and Beverage Restrictions:** Any food or drink brought into or served within the clubhouse must remain inside the clubhouse. It is not allowed to carry food or beverages to the pool, pool area, fitness center, or business center. Eating or drinking in these restricted areas while renting the clubhouse is strictly prohibited.
- d. **Noise Control / No Loud Music:** Loud music is strictly prohibited at all times. Volume levels must be kept reasonable to avoid disturbing other residents. Failure to comply with this rule may result in a noise complaint and immediate termination of the rental event.
- e. **Guest Parking:** All guest vehicles must park only in available visitor or open parking spaces located in front of the community. Parking in resident-designated spaces is strictly prohibited. Improperly parked vehicles may be subject to towing at the vehicle owner's expense.
- f. **Supervision of children:** No children are to play in the common areas. All minors must have adult supervision at all times during the course of the event.
- g. **Trash:** Do not leave your party trash or cigarette butts in common areas. The clubhouse must be returned in clean, organized and good condition.
- h. **Alcohol:** No alcoholic beverages are to be consumed outside of the clubhouse. The Association's liability insurance coverage will not cover alcoholic beverages served in the Association's common area.
- i. **Keys:** The keys will be delivered to the unit owner requesting to rent the clubhouse hours before the event. The keys must be returned after the event.

IV. VIOLATIONS AND PENALTIES: Any violation of the above rules will result in immediate forfeiture of the security deposit. The renter will be permanently banned from renting the clubhouse facility. Additional fines or penalties may apply based on the severity of the violation and property management discretion.

V. Indemnification: User hereby agrees to hold the Association harmless and to indemnify it against any public liability which may arise or accrue directly or indirectly by reason of the use by User of the facilities. The Association shall not be responsible for any damage or injury, including wrongful death, that may occur to the user or user's guests, invitees, licensees, agents, servants, or employees, or property from any cause whatsoever, during the period covered by this agreement. User hereby expressly releases the Association that the indemnitor shall further indemnify the indemnitee against any and all claims for liability occasioned by the indemnities' sole negligent act or failure to act by the Association its officers, directors, agents, and/or employees.



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VI. No owner shall hold an activity or function at the recreational area unless the Board of Directors first approves it. Requests are to be submitted in writing to GRS Management, Inc., specifying the date, start and end times, the approximate number of guests, and the nature of the event.

VII. INVENTORY: All items in the clubhouse must be returned in good condition, as delivered (taking into account wall mirrors, windows, and curtains in good condition).

FOR USER TO COMPLETE

Name(s) of Applicant: _____

Property Address: _____

Address of Applicant (if different): _____

Phone Number: _____ Email Address: _____

PARTY / EVENT INFORMATION

Date of Party/Event: _____

Start Time: _____ End Time: _____ Number of Guests Expected: _____

PROPERTY OWNER INFORMATION

If the applicant is a tenant, the property owner must complete the information below.

Owner's Name(s): _____

Owner's Address: _____

Owner's Phone Number: _____

Owner's Email Address: _____

ACKNOWLEDGMENT

By signing below, the applicant and/or unit owner acknowledges that they have read, understood, and agree to abide by all applicable terms, conditions, rules, and requirements associated with this application.

Applicant Signature: _____ Printed Name: _____

Date: _____

Unit Owner Signature (if applicable): _____

Printed Name of Unit Owner: _____

Date: _____



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FOR OFFICIAL USE ONLY

PAYMENT & INSPECTION INFORMATION

Rental Payment

Check/Money Order #: _____ Amount Received: \$ _____

Security Deposit

Check/Money Order #: _____ Amount Received: \$ _____

Before & After Event Inventory

Item	Before Event	After Event
Number of Chairs	_____	_____
Number of Tables	_____	_____
Number of Appliances	_____	_____

INSPECTION INFORMATION

POST-EVENT INSPECTION

A post-event inspection will be conducted by an Association representative within **24–48 hours following the event**. Any damage identified during the inspection may be deducted from the **security deposit** in accordance with the Association's applicable rules and requirements.

Inspected By – Print Name: _____

Signature: _____ Date: _____