

**Hill Farm
Homeowners Association
Clubhouse for Small Meetings
Rental Agreement**

The Clubhouse for Meetings is available for rent by Hill Farm homeowners in good standing (i.e., homeowners must be current in the payment all assessments imposed by the Association, and any other sums which are due to the Association) on a first-come, first-served reservation basis. Tenants of Hill Farm homeowners may rent the Clubhouse for Meetings if they have a liability policy naming Hill Farm HOA as beneficiary. Details are in Resolution #19-03.

1. Clubhouse for Meetings rental includes the limited use of the Farmhouse living room, screened-in porch (Arizona Room), dining room, kitchen, and powder room.
2. Meetings must be hosted and attended by a Hill Farm homeowner or resident. No parties of any type are allowed.
3. Moving furniture is NOT allowed.
4. No more than two tables and eight chairs may be taken from the storage shed for usage during the meeting and they must be returned to the storage shed immediately after the meeting.
5. A maximum of eight attendees will be allowed, including host. Exceeding this number of attendees will result in an automatic fee increase to the level of an event (\$70).
6. Pets, smoking, burning candles and firearms are NOT permitted anywhere in the Farmhouse at any time.
7. The Clubhouse for Meetings is not available on Wednesdays or major holidays.
8. Clubhouse Events and/or full Farmhouse rentals have priority for reservations if made at least two weeks in advance. Notification of final approval to proceed with a Clubhouse for Meetings rental shall be provided by the Farmhouse Manager no sooner than two weeks prior to the reservation date.
9. Clean-up/housekeeping after the meeting is the sole responsibility of the homeowner. A checklist will be provided to assist with this task.

The fee for up to four hours of use is **\$30**, payable by check to "Hill Farm HOA" at least 24 hours in advance.

Security/damage deposit of \$75 is due one week prior to reservation date. Homeowner can choose whether deposit is to be held by Farmhouse Manager for future events or returned to homeowner after meeting clean-up and inspection are completed. Farmhouse key will be provided upon receipt of security deposit and fee payment. Keys shall be returned to Farmhouse Manager immediately following clean-up.

LIABILITY WAIVER

Owner/Resident hereby waives, releases, and forever discharges the Association and its officers, directors, agents, affiliates, successors in interest, or assignees of and from any and all damages, losses, expenses or claims of any type whatsoever arising out of, directly or indirectly, or connected with, or relating to the use or rental of the Farmhouse and associated Common Area amenities. Owner/Resident assumes all risks and liabilities associated with the use or rental of the Farmhouse and associated Common Area amenities, including but not limited to the risk of exposure to COVID-19 or any other illness suffered as a result of the use or rental of the Farmhouse.

SECURITY & EMERGENCIES

- **Please make secure arrangements for cash and valuables.**
- **Hill Farm HOA assumes no responsibilities for personal items lost or stolen from the Farmhouse or parked vehicles.**
- **There is no telephone in the Clubhouse or Farmhouse; please bring your cell phone for emergencies. (Internet is available)**
- **The Farmhouse address is 3050 N. Hill Farm Drive.**

SIGNATURE

____ (initials) **I have read and understood the Farmhouse Rental Policy, Resolution #19-03 and this Clubhouse for Meetings Agreement.**

Homeowner/Tenant: _____ Street Address: _____

Primary Phone: _____ Alternate Phone: _____

Signature of Homeowner/Tenant: _____ Date: _____

Event Date and Time: _____