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**Mace River Ranch Clubhouse
 Rental Agreement**

This agreement is made this _____ day of _____, 20____ between the Mace River Ranch Homeowners Association and _____ (hereafter “renter”), whereas Mace River Ranch Homeowners Association is the owner of certain premises and facilities located at **900 S. Osprey Island Way, Eagle, Idaho** and whereas, renter desires to have the temporary, exclusive use of the Clubhouse on _____ between the hours of _____ and _____.

Nature of Function: _____

Maximum Number of Guests: _____

MAXIMUM OCCUPANCY ALLOWED:
CLUBHOUSE – 100 people
POOL – 30 people

To reserve the clubhouse an HOA member must be in good standing with no unresolved CC&R infractions and with dues paid in full. This member must be present for the entire time of the rental and sign the rental contract. This member will be responsible for the conduct of their guests.

The following fees are required at the time of reservation:

- \$150 refundable damage deposit***
- \$150 refundable cleaning deposit***

Mace River Ranch Homeowners Association does hereby authorize renter to have temporary use of the premises described above subject to the compliance with the following conditions:

1. Renter agrees to hold Mace River Ranch Homeowners Association and its Board of Directors harmless from all claims, liability, or responsibility for injury or property damage that may occur while this agreement is in effect.
2. The Mace River Ranch Homeowners Association and its Board of Directors are not responsible for any personal belongings lost, stolen, or left on Mace River Ranch property.
3. Applicant is liable for all damages incurred regardless of amount, which may include, but is not limited to fixtures, furnishings, and other accessories. The renter will surrender the premises in the same order and condition as they were at the beginning of the function.
4. **NO MUSIC ALLOWED AFTER 10:00 PM:** The Noise Ordinance of the City of Eagle does not allow music to be played outside the premises after 10:00 PM. There are no exceptions to this law. Music or amplification provided by recordings or musicians must be kept to a level that does not cause stress for the neighbors. Any party causing stress among the neighbors, which

results in verbal complaints or visits from the police department will result in immediate cancellation of the event. Speakers must remain inside.

5. No underage consumption of alcoholic beverages is allowed. Should the Mace River Ranch Homeowners Association and its Board of Directors become aware of underage alcohol consumption, law enforcement will be notified. The Mace River Ranch Homeowners Association and its Board of Directors strictly adheres to all Idaho laws and maintains a Zero Tolerance for underage alcohol consumption. Absolutely no alcoholic beverages are permitted to be consumed in the parking areas.

6. Please do not leave cooking utensils, dishes, beverages, or food in the refrigerator or around the premises. Any items left on the premises will be considered abandoned and Mace River Ranch Homeowners Association and its Board of Directors may dispose of them without notice. Renter understands and accepts that Mace River Ranch Homeowners Association may keep and apply such portion of the deposit as may be necessary to remove abandoned items, adequately clean, and repair the facility and premises.

7. No pets of any kind are permitted within these premises at any time.

8. No smoking is allowed in the Clubhouse or within 10 feet of the doors at any time.

9. All decorations must be “free standing” and may not be attached to any Clubhouse walls, windows, furniture, or fixtures with tacks, tape, nails, or glue. No glitter or glitter products can be used for decoration. Outside decorations are permitted with prior consent from the Mace River Ranch Homeowners Association and its Board of Directors.

10. Set-up is the responsibility of the party hosts.

11. Please be advised, rental during the months of May through October will share the restrooms with pool patrons.

12. The parking lot shall be shared with residents and event attendees on a first come first serve basis. No overnight parking is allowed in the driveway, parking lot area, or on the public streets near the facility. Violators are subject to having vehicles towed at owner’s expense. Please be respectful of homeowner’s near the clubhouse and avoid parking in a way that would block their access to the street.

13. Tables, chairs, counters, range, and refrigerator must be wiped clean. The facility must be vacuumed and the floor coverings must be left in a clean condition. This means mopping, if necessary, in the kitchen.

14. All furnishings must be returned to their proper arrangement after use of the facility. **Please note: Furniture or furnishings may not be removed from the clubhouse at any time during the rental period.**

15. Renter agrees to turn off all lights and lock the facility after use.

16. Renter agrees to be present at all times while guests are present at the premises.

17. Renter accepts responsibility to ensure that all guests and uses of the facility follow these rules and requirements of the Mace River Ranch Homeowners Association.

18. Renter agrees to provide adequate supervision of minors at the event.

19. Any misrepresentation under this rental agreement is subject to forfeiture of entire deposit.

20. The Mace River Ranch Homeowners Association and its Board of Directors may monitor and inspect the Clubhouse and parking lots at any time during the event. The renter agrees, if the Mace River Ranch Homeowners Association and its Board of Directors deems the actions of the event attendees undesirable for any reason, the Mace River Ranch Homeowners Association and its Board of Directors may order the renter, guests, and employees to vacate the Clubhouse immediately without refund.

21. The Mace River Ranch Homeowners Association and its Board of Directors reserves the right to refuse to rent the Clubhouse for any purpose it deems to be detrimental to or not in the best interest of the HOA members. It further reserves the right to refuse to rent facilities on any dates and at any time it deems inappropriate or inconvenient.

22. The Mace River Ranch Homeowners Association and its Board of Directors shall not be liable for its failure to perform this contract if such failure is due to, but not limited to, double booking, lack of cleaning, fire, flood, earthquake, foul weather, or any emergency condition that is beyond its control.

Cancellation: If a renter cancels the reservation, please give us as much notice of cancellation as possible. Deposits will be refunded within 30 days.

Will an outside catering service be used? _____

Catering Company Name: _____

Will alcoholic beverages be served? _____

I have read the above rental and use agreement and fully accept all of its terms and conditions. I understand that I take full responsibility for all guests and other users of the facility and premises and will comply with the terms of this agreement. I have been provided with a copy of this agreement and accept it as a receipt of my deposit.

Renter's Signature: _____ Date: _____

Address: _____

Home Phone: _____ Cell Phone: _____

Email: _____

Contact person day of event: _____

Contact's phone: _____

Please make checks payable to: Mace River Ranch HOA

**Mail to: Mace River Ranch HOA
1500 W Bannock St. Boise, ID 83702**

Rental Agreement Received and Acknowledged by Park Pointe Management Staff:

Name: _____ Date: _____



Clubhouse Cleaning Checklist

Meeting Group with Less Than 15 People (No Food or Drink Served):

- Pick up and remove papers and trash.
- Vacuum wood floors and carpet in the meeting area as needed.
- Clean restroom counters and floors as needed.
- Turn off lights and be sure doors are locked when leaving.

Parties and Events with More Than 15 People (Food and Drink Served):

- Remove food and drink items from kitchen and refrigerator.
 - Remove dishes from dishwasher.
 - Clean sink and counters in kitchen area.
 - Clean inside of microwave ovens if used.
 - Run the garbage disposal with water.
 - Clean kitchen floor with Wet Swiffer.
 - Vacuum carpet in meeting area and use Wet Swiffer to clean wood floors.
 - Remove trash from restrooms.
 - Clean restroom sinks, counters, and outer toilet surfaces.
 - Use Wet Swiffer to mop restroom floors.
 - Arrange furniture as it was before event.
 - Pick up anything left on pool deck area if this area was used.
 - Remove all decorations from inside and outside of clubhouse.
 - Remove trash from around the clubhouse and parking areas.
 - Turn off lights and be sure doors are locked when leaving.
1. Cleaning supplies including cleaning wipes, sponges, dishwasher pods, gloves, and garbage bags are kept under the sink in the kitchen.
 2. Vacuum cleaner and Wet Swiffer's are in the cleaning closet at the opposite end of the hallway from the bathrooms.
 3. Please take your trash with you since access to the clubhouse garbage area is locked. The clubhouse will be inspected for cleanliness on the day following your event.
 4. Your cleaning deposit will be refunded within 14 days following an adequate inspection.
 5. We will keep any items left behind for a week and then dispose of them if unclaimed.