

The Hollows Clubhouse at Wyndham Forest HOA Rental Contract

THIS AGREEMENT is made the _____ day of _____ 20____ by and between Wyndham Forest Homeowners Association, Inc, A Virginia Non-Stock Corporation (the "Licensor") and _____, a non-owner or non-resident of the Association. ("Licensee").

RECITALS

Licensor is the owner of The Hollows at Wyndham Forest HOA located at 9786 Holman Ridge Road, Glen Allen, VA 23059 (the "Clubhouse") in the planned unit community known as The Hollows Clubhouse at Wyndham Forest in the County of Henrico, Virginia. Licensee desires to rent the Clubhouse (the "Property") from Licensor upon the terms and conditions set forth herein.

Licensee wishes to rent the Property for Licensee's exclusive use for an event scheduled for _____, ("Event"), as more specifically set forth below in Paragraph 3 of this Agreement.

AGREEMENT

- License.** For and in consideration of (circle one) **\$380.00 Monday – Thursday / \$480.00 Friday - Saturday** (the "Rental Fee") paid by Licensor in advance, Licensor hereby grants to Licensee a license for the use of the property upon the terms and conditions set forth herein. **Two separate checks** are made to Wyndham Forest Homeowners Association, Inc for the **Rental Fee** and **Building Deposit** (the "deposit"). This signed License Agreement shall be returned to the Licensor at the myStreet Community Management office located at 7231 Forest Avenue, Suite 102, Richmond, VA 23226 along with the payment of the rental fee and deposit no later than three (3) days after the Property reservation request. If payments are not received within that time, then this Agreement between Licensor and Licensee shall be terminated, effective immediately.
- Deposit.** Licensor acknowledges the receipt of the sum of **\$350.00** as a deposit prior to the event for the Property to be held by myStreet Community Management, without liability for interest to secure Licensee's faithful performance under this Agreement. Licensor shall promptly refund the deposit to Licensee upon the Licensor's determining to Licensor's sole satisfaction that Licensee has fulfilled all obligations as set forth in this Agreement. If this Agreement is not faithfully performed by Licensee, the deposit shall be retained by the Licensor as partial liquidated damages in addition to any other remedies and relief to which it shall be entitled hereunder or under the laws of the Commonwealth of Virginia.
- Term** – Licensor shall make the Property available for Licensee's use on _____, 20____ beginning at _____ a.m./p.m. and ending at _____ a.m./p.m. only (the "Term"). Use of the Property by the Licensee outside of the aforementioned time/date shall result in a **\$350.00 loss of the Deposit**; Licensee acknowledges the inconvenience and unfeasibility of obtaining an adequate remedy for and agrees that such penalty is reasonable in light of the anticipated or actual harm caused by, Licensee's unauthorized use of the Property outside the Term. Under no circumstances shall Licensee or his/her guests and invitees remain in the Property later than **11:00 pm. Failure to completely vacate the Property by 11:00 pm will result in a loss of \$350.00 from the Deposit.**
- Cancellation** – If Licensee should have to cancel a confirmed/scheduled booking, it must be done within three (3) days from the date of the confirmed reservation of the facility. The Rental Fees are nonrefundable if cancellation occurs after three days from the date of the confirmed reservation.
- Use of Property** – The outdoor grass area located around the Clubhouse is not included as part of the rental and shall not be used for any purpose by Licensee during the Term. Use of the abovementioned areas will result in the loss of the full Deposit. Licensee acknowledges the inconvenience and nonfeasibility of obtaining an adequate remedy for, and agrees that such charge is reasonable in light of the anticipated or actual harm caused by, Licensee's unauthorized use of restricted areas of the Property. Licensee shall use the Property only for the following purposes during the Term: _____

(continued)

Licensee shall be responsible for all activities that occur at the Event and at the Property during the Term and will be present in the Property during the entire Term. No advertising will be permitted in the Property and no charge to enter the Property or admittance fee for the Event will be charged or collected by the Licensee without prior written approval of the Licensor.

6. **Insurance and Indemnification** – (a) Licensee shall obtain prior to the Term, and maintain throughout the Term, from a reputable insurance company that shall be rated A VIII or better by A.M. Best Company and must be licensed to do business in the Commonwealth of Virginia, event liability insurance covering bodily injury and property damage that may occur at the Event in the amount of \$1,000,000 per occurrence (the “Insurance Policy”) and, if alcohol is to be served at the Event, host liquor liability insurance which provides liability coverage for at \$1,000,000 per occurrence (“Alcohol Insurance Policy”). (b) Licensee shall indemnify and hold harmless and without fault or liability the Licensor, its members, officers, Board, agents, staff, employees and management from any and all, whether known or unknown, claims, actions, causes of action, liabilities, costs and expenses, including without limitation reasonable attorney’s fees, arising out of, resulting from or related to this Agreement, the Event or the use of the Property by Licensee, its attendees or invitees, or any contractors hired or engaged by Licensee. Licensee shall assume full responsibility for any fines, sanctions, damages, legal fees or costs incurred by the Licensor as a result of, caused by, or related to the Event or use of the Property by Licensee, its guests, attendees and invitees, or any contractors hired or engaged by Licensee.
7. **Alcohol** – Wyndham Forest HOA does permit the consumption of alcohol at the clubhouse. If there will be alcohol provided and/or consumed, Licensee shall obtain all permits required by law, including through the Virginia Alcohol Beverage Control Authority and the additional insurance coverage as outlined in 6.a. an above, and returned to 7231 Forest Ave, Suite, 102, Richmond, VA 23226 at least seven (7) days before Rental Term.
Will there be alcohol provided and/or consumed at this private event? YES | NO Licensee Initials:_____
8. **No Warranty** – Licensor makes no representations or warranties as to the condition of the Property. Licensee agrees to use the **Property AS IS**.
9. **Condition of Property** –
- a. **Cleaning of Property** – Upon expiration of the Term, Licensee shall (i) return all furnishings in the Property to the same location as such furnishings were in at the commencement of the Term; (ii) surrender the Property in a reasonably neat and orderly condition; (iii) surrender all kitchen appliances and ware, including without limitation, any microwave, refrigerator, oven, stove or dishwasher, in as clean a condition as when received; (iv) remove any property brought into the Property for Licensee’s use; and (v) return the key to the Property to the Licensor’s designated agent. Licensor is not responsible for any property left on the Property by Licensee, its agents, employees, invitees, or permittees. All personal property of Licensee and his/her guests, servants and invitees placed or stored within the Property shall be done at the risk of the person owning that property. Licensee shall hold harmless and without fault or liability Licensor and its directors, officers, members, management, employees and staff for any loss or damage, direct or indirect, which occurs as a result of theft or damage to said property. Any items left after the Event will be considered abandoned and may be removed for disposal. Licensee shall provide all cleaning products. All trash shall be disposed of in an appropriate container located outside the building.
- i. A **cleaning fee** in the amount of **\$85.00 per hour** will be reduced from the Deposit for failure to clean thoroughly or remove trash from the Property after the Event.
- b. **Damage to Property**. Licensee shall keep the Property, together with all glass furnishings, electrical, plumbing, and other mechanical installations therein, in good order and repair, at its own expense, and will surrender the Property at the expiration of the Term in as good a condition as when received. Licensor shall repair promptly at Licensee’s expense any damage to the Property caused by Licensee’s use of the property regardless of fault or by whom such damages shall be caused unless caused by the negligence of Licensor, myStreet Community

Management, their agents, or employees. Licensee will receive an invoice from the Licensor listing repairs being done. If payment does not process, the Licensor shall have the right to exercise all rights granted by law for recovery of damages, including the recovery of reasonable attorney's fees and costs for the collection of the detailed in the invoice. Licensee shall not alter or paint any part of the Property. All decorations must be pre-approved by the Licensor or designee. Furnishings may not be removed from the Property or placed outside of the building. (See Exhibit "B")

10. **No Assignment** – Licensee shall not assign this Agreement in whole or in part without the prior written consent of Licensor. The Licensee must remain on-site for the duration of the Term.
11. **Inspection by Licensor** – Licensee shall not prevent Licensor, its agents or employees to enter the Property at any time prior to, during or after the Term to inspect the Property or to carry out any provision of this Agreement.
12. **Approvals and Licenses** – Licensee shall obtain all necessary state and local governmental approvals, licenses or permits required for Licensee's use of the Property, including without limitation, any license or permit which may be required in connection with the offering or serving of alcoholic beverages. Licensee acknowledges that Licensor is not responsible for obtaining any such approvals, licenses or permits. Licensee hereby indemnifies Licensor, its directors, officers, members agent and employees and agrees to defend and save them harmless from and against any claim, action, damages, loss, liability and expense, including reasonable attorney's fees, in connection with Licensee's failure to obtain all such approvals, licenses and permits.
13. **Parking** - Licensee, its agents, employees, invitees, and permittees, shall park cars and other vehicles only in those parking areas designated by Licensor for use by Licensee for such purposes.
14. **Independent Contractor** – Any servants, guests or others that provide services or assistance at the Event who are not staff of the Licensor shall be considered independent contractors and not employees of the Licensor.
15. **Chaperones** – Any activity or event at the Property intended to be attended by persons under the age of twenty-one must have chaperones over the age of twenty-one present at the Event at all times. Chaperones must be present in the ratio of at least one adult chaperone for every ten persons under age twenty-one or such greater amount as may be required by local, state or federal law.
16. **Prohibition Against Smoking and Nuisances** – Smoking is not permitted inside the Property. No obnoxious or offensive activity shall be carried on upon the Property nor shall anything be done which shall be or become an annoyance or nuisance to anyone in the Wyndham Forest Homeowners' Association. Any reported violations or disturbances may result in fines charged to the Licensee. Licensee will maintain volume of music and noise at a level sufficiently reduced level so as not to disturb other residents or members in the surrounding areas, building or facilities.
17. **Emergencies** – Licensee shall immediately report any emergency during the Event to the following authorities in the order that follows: (1) the police and/or fire rescue by dialing 911, and (2) to the Licensor's management representative. The Licensee shall complete an incident report with the Licensor's management representative after the incident to document the emergency or accident.
18. **Compliance** –During the Event and while present at the Property the Licensee and all guests, servants and invitees shall comply with all the terms of this Agreement, applicable federal, state and local laws, regulations, orders, and ordinances, in addition to the Licensor's Declaration, Bylaws, and Articles of Incorporation (collectively, the "Governing Documents"), as well as all rules and regulation of the Licensor (collectively, the "Rules"). The Association shall have the right to remove any attendee of the Event upon any violation of this provision from the Property and any other property owned or controlled by the Licensor. The Licensor may terminate the Licensee's right to use or access the Property for the Event should the activities of the Licensee or their guests, invitees or servants violate the Governing Documents, Rules, or applicable federal, state or local law, or ordinance, or if the activities conducted are, in the sole discretion of the Licensor, a danger to the community or not in the best interests of the Licensor. In such instance, no portion of the Rental Fee will be refunded. This Agreement shall be interpreted in accordance with the laws of the Commonwealth of Virginia. Any legal action filed by either party related to this Agreement, the Event or the Property shall be filed in a state court of competent jurisdiction located in Henrico County, Virginia. In the event, in the sole judgment of Licensor, it becomes necessary for Licensor to obtain an attorney due to Licensee's breach of this Agreement or to pursue collection of amounts owed or damages caused by Licensee, then

the Licensee agrees to pay Licensor all costs and fees, including actual attorneys' fees, incurred by Licensor, regardless of whether a lawsuit is filed or legal action initiated against the Licensee.

- 19. **Animals** – NO animals, except for qualified assistance animals permitted under applicable law, shall be brought into the Property for the Event or during the Term.
- 20. **Additional Agreement Attached Hereto** –Procedures for Renting the Hollows Clubhouse at Wyndham Forest, copies of which are attached to this Agreement, shall be incorporated by reference and deemed a part of this Agreement.

I/Licensee acknowledges receipt of Exhibit “B” – Rental Confirmation Form, Exhibit “C” – Restrictions of Use and Exhibit “D” – Rental Clean Up Checklist of The Hollows Clubhouse at Wyndham Forest HOA and this The Hollows at Wyndham Forest HOA Clubhouse Rental Contract and that I have reviewed and am familiar with the Governing Documents and Rules.

Licensee Initials _____

- 21. **Counterparts** – This Agreement may be executed in any number of counterparts, which are in all respects similar and each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Facsimile and/or authenticated electronic signatures shall be sufficient for the purposes of executing any documents. A facsimile or PDF copy of an original executed signature page shall have the same binding force and effect as the original executed signature page.
- 22. **Misc.** – This Agreement represents all terms agreed to between the parties and any changes to this Agreement must be approved by both parties in writing. If any provision or portion of this Agreement is deemed invalid or illegal all other terms of the Agreement shall remain valid and enforceable. Any section headings and/or subsection headings are used for convenience only, do not constitute a part of this Agreement, and will not be deemed to limit, characterize or interpret any provisions of this Agreement.

WITNESS the following signatures:

LICENSOR: WYNDHAM FOREST HOMEOWNERS' ASSOCIATION, INC.

By: _____ **Date:** _____

Title: _____

LICENSEE:

Name: _____ **Telephone:** _____

Signature: _____

Address: _____

Date: _____ **Email:** _____

Licensee to send signed Wyndham Forest Clubhouse Rental Contract, Rental Fee, and Deposit to:
 7231 Forest Ave, Suite 102, Richmond, VA 23226
 Agreement can also be sent to info@mystreetva.com.
 804-359-2895

Exhibit "A"

Charge Chart.

Licensee must agree and initial by each line item prior to Term.

Breach of Agreement:	Charge:	Licensee Initials:
- Use of Property outside of Term per Section 3	\$ 350.00	
- Use of prohibited items on Property or for other purposed reason per Section 5	\$ 350.00	
- Failure to clean The Hollows Clubhouse or remove trash per Section 9.a.i	\$ 85.00 per hour	
- Damage to The Hollows Clubhouse per Section 9.b	At cost	

Exhibit "B"
The Hollows Clubhouse at Wyndham Forest
Rental Confirmation Form

Name: _____

Address: _____

Phone Number: _____

Email: _____

Event Date: _____ Event Time: _____

Type of Event (please include if it is a surprise): _____

Requirements:

Arrangements for an access code will be communicated via email prior to your event.

Please give a brief description of any and all decorations you will be using for your event. (PLEASE TAKE NOTE, NO GLITTER OR CONFETTI OF ANY KIND IS PERMITTED. NOTHING CAN BE ATTACHED TO THE WALLS, TRIM OR CEILING. PLEASE BE SURE TO SECURE BALLOONS SO THEY DO NOT FLOAT UP TO THE CEILING)

Are you using a catering service? If yes, list company name, phone number, contact person, and time of arrival for set up.

Are you renting any furniture (chairs or tables)? If yes, list rental company name, phone number, contact person, time of drop off and pick up.

Do you have hired entertainment? If yes, list contact name, phone number and arrival time for set up.

This form must be completed and returned with your signed Rental Agreement. Thank you!

***Please mail to:
7231 Forest Ave, Suite 102
Richmond, VA 23226***

Exhibit “C”: RESTRICTIONS ON USE OF PROPERTY

1. Licensee is renting The Hollows Clubhouse for 12 hours which includes the set-up, event, and clean-up.
2. Licensee may not enter the property prior to the time set forth in the Term.
3. The maximum occupancy for The Hollows Clubhouse is 101.
4. Licensee shall use the Property for the purposes detailed as Exhibit “B” and none other.
5. The Property is defined as the Great Room, Board Room, Kitchen Area, Outdoor Patio Space, and Restrooms only.
6. To rent the facility, the Licensee must fill out and sign the lease agreement, pay the rental fee, and deposit within three (3) days after booking the reservation date.
 - The “Rental Fee” for a Licensee that is a nonmember/non-owner is: **\$380.00 for weekday rental (Monday-Thursday) and \$480.00 for weekend rentals (Friday-Sunday)**. The fee is refundable if you cancel within 3 days from the date you reserved the Property.
 - The “Deposit” is **\$350.00 for nonmembers**. Refundable if there is no damage or if a cancellation occurs within 3 days from the date you reserved the facility.
7. Licensee is required to clean the clubhouse and return it in the same condition you received it in. The cleaning company is scheduled to arrive at the end of the rental period. If the cleaning company is unable to perform its duties, the Licensee shall be responsible for the travel time fee of \$50.00 which will be deducted from the deposit. Any cleaning that is required over and above routine shall be charged at \$85.00/hour and deducted from the deposit.
8. The Deposit will be refunded if there is no damage to the Property and the Licensee fulfills all obligations in the Agreement including the Licensee Rental Clean Up Check List see Exhibit “D” below.
9. Licensor makes no representations or warranties as to the condition of the Property. Licensee agrees to use the Property AS IS.
10. Licensee shall not remove any items currently at the Hollows Clubhouse. Furniture shall be returned to its original place.
11. Licensee must leave the Property in a reasonably neat and orderly condition.
12. Licensee must remove any belongings or decorations brought into the Property.
13. Licensor and myStreet Community Management are not responsible for any property left on the Property by Licensee, its agents, employees, invitees, or permittees.
14. All trash is to be placed in the trash totes located in the trash corral at the end of the parking lot. Please place trash in trash totes. If the trash totes are full, trash must be in a tightly tied large bag and placed within the trash enclosure.
15. If the Licensee is using the kitchen, NO ITEMS MAY BE FRIED.
16. Licensee shall not assign this Agreement in whole or in part without the written consent of the Licensor.
Licensee must remain on-site for the duration of the function.
17. Licensor, myStreet Community Management, their officers, directors, agents, and employees are permitted to enter the Property at any time and from time to time during the rental.
18. Licensee shall obtain all necessary state and local governmental approvals, licenses, or permits required for the Licensee’s use of the Property, including, without limitation, any license or permit which may be required in connection with the offering or serving of alcoholic beverages.
19. Licensee, its agents, employees, invitees, and permittees, shall park cars and other vehicles only in those parking areas designated by Licensor for use by Licensee for such purposes.
20. Smoking is not permitted inside the Hollows Clubhouse. If smoking outside, cigarette butts must be disposed of properly in the cigarette receptacle.
21. No obnoxious, offensive or illegal activity shall be carried on upon the Property nor shall anything be done which shall be or become an annoyance or nuisance to adjacent residences or members of the community. Licensee shall obey all local county governmental ordinances and laws as well as all state and federal laws. Any reported violation or disturbance may result in fines charged to the Licensee

KEEP THIS PAGE YOUR RECORDS TO REFERENCE ON THE EVENT DATE.

Exhibit “D”: RENTAL CLEAN-UP CHECKLIST

- Remove trash, food and beverages, and all decorations, supplies, and all rental equipment from the facility.
- Wipe down the kitchen area.
- Mop and/or vacuum spills on facility floors, including bathrooms.
- Turn off interior lights.**
- Reset thermostat to 68 degrees in winter months and 72 degrees in summer months.
- Secure and lock all doors and windows prior to leaving The Hollows Clubhouse

KEEP THIS PAGE YOUR RECORDS TO REFERENCE ON THE EVENT DATE.