

The Lakes of Estero Homeowners Association, Inc.

C/O Realty Services Property Management
2525 Parkway Street Fort Myers, Fl 33901
(239) 939-1233 FAX: (239) 275-8325

email for Association Management Division: assn@realty-servicespm.com

The Club House is for private social activities of a non-commercial nature. A Resident (owner or tenant) may reserve the Club House for a private party by submitting a "Club House Reservation Request" form to the Association Manager, (Realty Services Property Management) at least one week prior to the requested date. The reserving party(ies) agree(s) to the following conditions:

- 1) The maximum number of people permitted at any function is thirty (30).
- 2) The reserving party must be present during the event.
- 3) The facility, when reserved, must be vacated by 10:00 PM.
- 4) All areas of the Club House are to be left in the same condition as found, and the cost of any repairs or extra cleaning (@\$30.00 per hour) will be paid by the reserving party(ies).
- 5) Trash must be collected in a plastic bag and removed from the facility and taken home, (not left at the outside trash container adjacent to the pool.) by the reserving party(ies).
- 6) The Club House must be thoroughly cleaned prior to leaving on the day of the event.
- 7) \$75.00 must accompany the Reservation Request form. \$50.00 is a security deposit which may be returned in part or in full, and the remaining \$25.00 is a rental fee. The Reservation Request form and separate checks for fee and deposit should be submitted to Realty Services Property Management and made payable to The Lakes of Estero.
- 8) Upon completion of the Club House clean-up, please contact Realty Services for an inspection. This will expedite the return of your deposit.
- 9) No smoking is allowed in the Club House.
- 10) The Clubhouse is available for social functions only, no business events are allowed.

**WHEN THE CLUB HOUSE IS RESERVED FOR A PRIVATE FUNCTION,
RESERVING PARTY(IES) ARE RESPONSIBLE FOR POSTING A NOTICE ON THE
PARTY ROOM DOOR INDICATING THE FUNCTION DATE AND TIME.**

I/We _____ have read the "Club House Reservation Request" for the Lakes of Estero Homeowners Association, Inc. and agree to the conditions stated therein and enclose the required fees.

Contact phone numbers: _____ or _____

I/We understand that I am/we are fully responsible for any damage to the facilities or any equipment as the reserving party(ies). Such penalties may consist of fines and or other penalties.

I/We would like to reserve the Club House on (date) _____ from (time) _____ to _____.

The number of guests expected is _____ and the purpose of the reservation is _____.

I/We are the resident (check one) Owner ___ Tenant ___ of (address) _____.

I/We agree to pay for any damage or fines imposed by the Association within thirty (30) days of notification. I/We have read and understand this statement.

Signature: _____ Date: _____

Signature: _____ Date: _____

PLEASE SEE ADDENDUM ON REVERSE SIDE FOR ADDITIONAL INFORMATION

**ADDENDUM TO
LAKES OF ESTERO CLUB HOUSE
RENTAL AGREEMENT**

Please note that:

Reservation of the clubhouse is for the use of the party room only. While reserving the party room includes exclusive use of it, it does not prohibit other owners from using the pool or exercise room while a private event is underway. The exercise room is designed for physical fitness activities and is off-limits to party guests. Likewise the pool is off-limits to party guests. The sliding glass doors from the Club House out onto the pool deck must remain closed and locked while the registered event is underway.

The Association's documents state that the Club House must be vacated by 10 p.m. This includes all clean-up activities.

The Association's documents state that only personal listening devices may be used at the pool. Therefore, while music may be played within the party room, it may not spill over into the outside areas - specifically, residents of nearby houses should not be able to hear your music. Again, the sliding glass doors from the Club House out onto the pool deck must remain closed and locked while the registered event is underway.

Any violation of the above or of any of the conditions listed on the Reservation Form may result in the Resident forfeiting any future Club House privileges.

Resident's signature below indicates understanding and acceptance of the terms and conditions listed above.

_____	_____
Resident	Date
_____	_____
Address	Event Date

11/2007