

Park Place Clubhouse Agreement  
2939 Westbrook Dr.  
Fort Wayne, IN 46805

Name \_\_\_\_\_ Phone # \_\_\_\_\_  
Address & Unit # \_\_\_\_\_  
Renter's Name \_\_\_\_\_ Renter's Phone # \_\_\_\_\_  
Date needed \_\_\_\_\_ Time \_\_\_\_\_ to \_\_\_\_\_  
# Of people attending \_\_\_\_\_ Purpose \_\_\_\_\_

Only residents of Park Place may make reservations for the party room at the Clubhouse. Please keep in mind that there is a 45 person limit. There is a \$50.00 Non-Refundable required deposit that must be made prior to any keys being used. There is also a \$25.00 required deposit which will be returned when the key is returned to the managing agent and must be done so within 2 working days. Deposits must be paid by two separate checks and made out to Park Place Condos.

I have read the Rules concerning the Party Room of the Park Place Owners Association and agree to be responsible for their observance by myself and all members of my party during the time of my event.

I understand that this reservation request is for the party room only and does not permit use of the swimming pool or tennis courts.

I agree to comply with the Park Place Code of Bylaws -Article X, Section 10.3, Letter A, which states that if any violations to the rules and regulations are not corrected within fifteen days of receiving such notice, a \$75.00 fee may be assessed against me. This fee shall be considered as an assessment, which shall attach as a lien to my condominium until paid.

I agree to comply with the Park Place Code of Bylaws -Article V, Section 5.3, which state that each Owner shall be liable for the expenses of any maintenance, repair, or replacement rendered necessary, either by the Owner's negligence or by that of the Owner's guests, employees, agents or lessees, to the extent that such expense is not covered by the proceeds of insurance carried by the Condominium Association. An Owner shall pay the amount of any increase in premiums occasioned by the Owner's use, misuse, occupancy, or abandonment of the Owner's condominium unit or its appurtenances, the Common Areas or Limited Areas.

My signature designates that I have received a copy of the Park Place Clubhouse Rules and agree to each of the above statements.

Homeowners Signature \_\_\_\_\_

Renters Signature \_\_\_\_\_

Date \_\_\_\_\_

Approved By \_\_\_\_\_

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FOR OFFICE USE ONLY:

Deposit paid Y or N Check # \_\_\_\_\_

Keys picked up by \_\_\_\_\_

Keys dropped off \_\_\_\_\_ (checkmark to confirm)

## PARK PLACE CONDOMINIUM ASSOCIATION

### PARTY ROOM RULES

1. Only the residents of Park Place may make reservations for the party room of the Clubhouse. This will be on first come, first serve basis. Reservations will be taken no more than 2 months in advance.
2. Clubhouse party room hours are 8:00 A.M. to 12:00 A.M.
3. Security deposit of \$25.00 will be paid in order to reserve the clubhouse. Deposit will be refunded in full if all terms of the contract have been fulfilled. Any cleaning costs, repair costs, trash removal or any other cost will be deducted from the deposit as determined by the Association. Keys are to be picked up from the managing agent and they must be returned within 2 business days of the event.
4. A resident of Park Place must be in attendance at all times during functions held at the Clubhouse. The clubhouse is not to be used for any type of soliciting, fund raising, political, or business meetings. Additionally, the Clubhouse may not be used for any illegal or immoral purposes.
5. No alcoholic beverages are permitted in the Clubhouse.
6. No pets shall be permitted in the Clubhouse or the adjacent area. This is a State Law.
7. The cleaning of all facilities must be done at the time the function ends. The lobby, party room and bathrooms must be returned to the condition they were found. All folding tables and chairs to be placed back into the closet and LOCKED. The resident must check the premises before leaving to make sure all lights are turned off and all windows and doors are locked including the hallway closed door.
8. Keep all windows and doors in the Clubhouse closed at all times.
9. The resident is responsible for inspecting the premises. If any damages have occurred, they should be reported to the Managing Agent. The resident who made the reservation for the Clubhouse party room will be responsible for the expenses of repairing all damages. If not paid, it will become a lien on the resident's condominium unit.
10. All guests for the Clubhouse and facilities should use the Clubhouse parking lot. There are signs in the party room that may be put out to limit parking in this lot prior to the event time.
11. No swimming attire will be allowed in the Clubhouse party room at any time. The door from the Clubhouse Party Room to the Pool Area is to be used only in case of emergency.
12. Guests at all functions of the Park Place Clubhouse and facilities in the adjacent areas are expected to comply with the same rules as the residents.
13. The volume of all portable radios, audio equipment, or television sets must be kept at a reasonable level at all times.
14. The fireplace is not operable, and users of the Clubhouse should not attempt to use it for any purpose.
15. No decorations are allowed that would damage the building or its contents in any manner.
16. No furniture shall be moved outside the Clubhouse at any time.
17. All trash must be put into the dumpsters before leaving the premises.
18. The closet must be locked before leaving the premises.
19. NO SMOKING allowed in the Clubhouse or within 20 feet of the building.