

LANDIS LAKES RECREATION ASSOCIATION CLUBHOUSE RENTAL/RESERVATION REQUEST

Resident: Name: _____
Address: _____
Phone Number: _____
Email: _____

Date Requested: _____ # of Guests _____ (not to exceed 40) Timeframe _____

Reservation fee: \$250 -- \$200 damage/security deposit

Checks must be mailed to Landis Lakes Recreation Assoc, 14600 Landis Lakes Dr, Louisville, KY 40245

The damage/security deposit is refundable after the Clubhouse inspection is completed.

I AGREE TO ABIDE BY THE FOLLOWING RULES & REGULATIONS FOR USE OF THE CLUBHOUSE & ASSUME FULL RESPONSIBILITY FOR ACTIONS, CONDUCT, & DAMAGE OF ANY OF MY GUESTS. IF ONE OF MY GUESTS IS INJURED AT MY EVENT OR IF THEY INJURE SOMEONE ELSE ON THE PROPERTY, I WILL BE RESPONSIBLE.

- 1) Rental is **only** for the date shown above. Entering the facility before or after the date for any reason will result in forfeiture of said deposit.
- 2) If Clubhouse is available in advance of your event, you may enter to adjust the temperature & prepare for your event.
- 3) The TV may be used for an RCA jack or an alternative HDMI hookup.
- 4) The swimming pool is NOT included in this rental.
- 5) The outside patio is only available during non-pool hours or if the pool is out of season. It is not included in the rental by default. No inside furniture may be taken to the patio.
- 6) Taping or using stick picks to attach anything to the walls, ceiling, or molding will result in loss of the damage/security deposit. This causes damage to the Clubhouse.
- 7) Immediately after the event, the Clubhouse must be cleaned, and trash must be taken off the premises to another location for disposal. If tables and chairs from the storage room are used, they must be returned to the storage room in a neat, orderly manner.
- 8) Smoking is not allowed in the Clubhouse at any time.
- 9) No cooking, grilling, or frying inside the Clubhouse. Grills may be used outside if placed 10' away from the Clubhouse.
- 10) NO illegal activities are permitted.
- 11) NO unreasonable noises or disturbances are allowed. NO loud music after 11 pm. NO outdoor music after 10 pm. Remember you're in a residential community.
- 12) Parking is restricted to the parking lot & Clubhouse driveway. Parking on the street is prohibited.

CANCELLATIONS MUST BE MADE 30 DAYS OR MORE BEFORE THE EVENT TO RECEIVE THE \$200 SECURITY/DAMAGE DEPOSIT.

BY SIGNING BELOW, I AGREE TO BE BOUND BY THE ABOVE RULES & REGULATIONS & FURTHER AGREE TO COMPLETE THE CLEANING & EXIT CHECKLIST BEFORE LEAVING THE CLUBHOUSE.

Resident

Date

CLEANING/EXIT CHECKLIST

Cleaning supplies are in the closet by the refrigerator.

To be completed by guest upon departure. Place a check when cleaning action is completed.
Please sign & leave on the kitchen counter.

- _____ Vacuum the rug & all floors; mop all floors, including floors in the hallway.
- _____ Wipe all surfaces, including tables, counters, microwave, sink, windows & doors.
Use appropriate cleaning products.
- _____ Clean all bathrooms & lock doors.
- _____ If the patio was used outside pool hours, sweep & clean the outdoor space.
- _____ Empty & clean the refrigerator & freezer. Clean the shelves if used.
- _____ Remove all decorations used during the event, ensuring none were taped or pinned to the walls.
- _____ Turn off all fans & lights.
- _____ Place furniture in the original position, including pillows on the sofas.
- _____ If tables & chairs from storage room are used, place items back in a neat & orderly fashion.
- _____ Lock all doors leading to the patio.
- _____ Direct the plantation shutters upward.
- _____ Place the temperature to 55 degrees in the winter & 89 degrees in the summertime.
The setting should be placed on auto.
- _____ Remove all trash from the premises & deposit it in another location.

THANK YOU FOR HELPING MAINTAIN THE CLUBHOUSE IN MINT CONDITION! :)

I acknowledge that all items on the cleaning checklist have been completed.

Please sign & date: _____

Please let us know of any maintenance needs.

Available cleaning supplies:

vacuum, broom, mop for floors, cleaning chemicals

See attached sheet for Clubhouse locking directions.

**in case of emergency not related to medical or fire reasons,
contact Kentucky Realty at 502-473-0003**

ALCOHOL WAIVER and RELEASE of LIABILITY FORM

LANDIS LAKES RECREATION ASSOCIATION LLC DOES NOT PROVIDE FOR THE SERVING OF ALCOHOL AT THE EVENT UNLESS THIS LEGALLY BINDING RELEASE OF LIABILITY AND ASSUMPTION OF RISK AGREEMENT IS SIGNED.

Please read carefully before signing.

I, the undersigned (clubhouse renter), acknowledge that the serving of alcohol for my event carries potential risks and dangers beyond the control of Landis Lakes Recreation Association LLC. I also acknowledge that Kentucky and other states have social host liability laws. I, as the responsible party, assume all liability for myself and all event participants, invitees, and other guests for any form of negligence that may arise from the consumption of alcohol by the event participants, invitees, and other guests. I hereby agree to indemnify, defend, release, and hold harmless Landis Lakes Recreation Association LLC, including the owner, members, agents and employees (collectively "Releasees") from all liability to me, my invitees/guests, my next of kin, my conservators, assigns, heirs, guardians or other legal representatives for any and all claims, demands, losses or damages, suits, fines, including court costs and attorneys' fees, for any injury, death, or damaged property arising out of making available/serving alcohol at this event. I hereby waive all legal rights to pursue any form of legal action against Landis Lakes Recreation Association LLC and the Releasees.

I HAVE READ THIS AGREEMENT AND HAVE SIGNED IT FREELY. I FULLY UNDERSTAND IT TO BE A COMPLETE AND UNCONDITIONAL RELEASE OF LIABILITY TO THE GREATEST EXTENT OF THE LAW.

Name of Event _____

Date/s of Event _____

Signature of Responsible Party (Client)

Printed Name of Responsible Party (Client)

Date of Signing

Phone