

Mission Ranch Clubhouse Rental

ClubhouseAddress: 15701 Roe Ave. Overland Park KS 66224

CONTRACT AND AGREEMENT FOR THE USE OF THE CLUBHOUSE FACILITIES

This Agreement made and entered into this ____ day of _____, 20__ by and between Mission Ranch Homes Association, Inc., Herein after referred to as Owner, and _____, hereinafter referred to as User.

WITNESSETH: That User shall be provided the use of Mission Ranch Clubhouse facilities, hereinafter referred to as facilities, under the following terms and conditions and that the swimming pool is not included in the term “facilities.”

Starting January 1st, 2024 a non-refundable \$40.00 processing fee will be added to all clubhouse reservations.

#	Description	Variable Information
	The function shall be held as indicated at right. Neither The Mission Ranch Homes Association nor FirstService Residential shall be responsible for personal items left in the clubhouse after the designated rental period.	Date: _____ Time From: _____ Time To: _____
2	The maximum number of persons attending is _____.	
3	Indicate the type of function at right (e.g. Party, Graduation, Wedding, etc.)	
4	A non-refundable user fee of \$300 + \$40.00 admin fee totaling \$340.00 is required for all rentals a minimum of two weeks in advance of the function date. A surety deposit of <u>\$250.00</u> shall be paid a minimum of two weeks in advance of the function date. Separate checks for the user fee and deposit. Make payable to Mission Ranch HOA a check or money order.	
5	The user fee of \$340 will be forfeited if reservation is cancelled within 14 days of the engagement date. <u>Thereservationwillbeaccepteduponreceiptofthissignedcontract.</u>	
6	Upon a satisfactory inspection, the \$250 deposit will be <u>voided and destroyed</u> . (As long as there are no damages that would require the deposit to be processed.)	
6 A	The \$340 user fee includes a \$75 cleaning fee. The cleaning fee assumes up to one hour of cleanup. If additional cleaning is needed (more than 1 hour) renter will be charged at a rate of \$50/hour.	Yes _____ No _____
	<u>PLEASE READ THE FOLLOWING RULES CAREFULLY AND INITIAL EACH ITEM IN THE COLUMN AT RIGHT.</u>	
7	User hereby states that User is a HOMEOWNER in Mission Ranch and is a member in good standing of the Mission Ranch Homes Association. User also understands that any expense of clean-up and/or repair following the event shall be the responsibility of the User and failure of User to pay such costs to the Mission Ranch Homes Association, Inc., shall result in a lien against their Mission Ranch Property. User must be present at the event from start to finish including the decorating and clean up. Failure of user to be in attendance shall result in forfeiture of security deposit and/or loss of privilege for use of the facility.	Initial/Sign _____
8	User hereby states that the facility will be used as “an extension of his living room and for no other reason, and for no unlawful purpose.	Initial/Sign _____
9	Intoxicating beverages will be served only to persons who have attained their twenty-first (21st) birthday. Violation will result in immediate termination of the function and the clubhouse shall be closed.	Initial/Sign _____
10	Users agrees that if persons aged eighteen or under attend the function there will be at least one person having attained their twenty-first birthday for every ten (10) persons eighteen or under.	Initial/Sign _____
11	Food is not to be prepared in the facility; however, catering is permissible, as is the heating of food in the kitchen ovens.	Initial/Sign _____

12	The maximum number of persons attending a “sit-down” dinner shall be 50. The maximum number of persons to occupy the facility shall be 50.	Initial/Sign _____
13	The security deposit shall be returned to User only under the following conditions: <ul style="list-style-type: none"> • No damage, other than normal wear, has occurred, as determined by the Manager. • Lessee is responsible for securely closing all exterior doors and windows, make sure appliances are turned off, and all lights and extinguished. • All thermostats shall be set according to the instructions posted in the kitchen of the clubhouse. 	Initial/Sign _____
14	Music must cease to play no later than 12:00 a.m. The music shall be reduced in volume so as not to be heard outside of the facility. Live bands are not permitted.	Initial/Sign _____
15	No smoking is allowed in the clubhouse. Evidence of smoking while within the building will result in a charge of \$100.	Initial/Sign _____
16	Nothing may be put on the walls. Staple guns, hot glue, nails, glitter, confetti are not to be used to decorate. If it is determined that any of these items have been used, there will be a cleanup charge of \$100.	Initial/Sign _____
17	The clubhouse MUST be vacated and secured no later than 12:00 a.m. Overnight sleeping is not allowed.	Initial/Sign _____
18	User accepts FULL RESPONSIBILITY for actions of User, User’s guests, and User’s invitees and for any damage to the facility or furnishings, shown to have been caused by the User, User’s guests, or User’s invitees. User agrees to pay, in full, the amount of such damage, and further agrees that if such payment is not made in a timely fashion, such payment will be charged to use as a Homeowners Assessment. Said assessment shall in no way limit Owner from enforcing this Agreement in any court of competent jurisdiction.	Initial/Sign _____
19	The Mission Ranch Developer, the Property Manager, or their designated representative shall be allowed reasonable access to the facility during the function.	Initial/Sign _____
20	Clubhouse furniture may not be taken outside or removed from the building. This also includes taking the furniture on to the deck or concrete. If furniture is moved inside, it must be returned to original location. Trash space is limited at the facility. <u>ALL full trash bags trash need to be returned to the home of the Renter.</u>	Initial/Sign _____
21	The user fee will be forfeited if reservation is cancelled within 14 days of the engagement date. <u>Reservation will be accepted upon receipt of user fee.</u>	Initial/Sign _____
22	I understand that this agreement does not include use of the pool and agree with all other conditions of this Agreement. Violation of the pool restriction could result in the forfeiture of all or a portion of the surety deposit.	Initial/Sign _____
23	FAILURE TO COMPLY WITH ANY OF THE TERMS OF THIS CONTRACT WILL RESULT IN PENALTIES (MONETARY OR OTHERWISE) UP TO AND INCLUDING FORFEITURE OF PRIVILEGES FOR A MINIMUM OF ONE YEAR AT THE DISCRETION OF THE BOARD.	Initial/Sign _____
24	Mission Ranch Clubhouse – RENTAL RATES: People 1-50 is \$340.00 plus a security deposit of \$250.00	Initial/Sign _____
25	Homeowner Signature:	
26	Homeowner Address/Phone # -	

The only clubhouse reservations available at no cost are community social events.

Return this agreement to FirstServiceResidential 11500 N Ambassador Dr Ste. 360, Kansas City, MO 64153 or email to amenities.csc@fsresidential.com. If you have any questions, please call (816) 414-5300.