

05-15-2009

Somerset Clubhouse Rental Agreement C/O
Bristol Management Services, Inc.
1930 Commerce Lane, Suite #1, Jupiter, FL 33458
Phone: 561-575-3551; Fax: 561-575-5423

Name: _____ Date: _____

Address: _____ UnitNo. _____

Phone: Daytime: _____ Cell: _____ Email: _____

I wish to reserve the Somerset Clubhouse for the following Day, Time and Event:

Date: _____ Time: _____ Type ofEvent _____

Approximate number of people attending: _____ (Maximum - 68)

Please initial the following:

___ By signing this request, I understand that I will be responsible for making certain the Clubhouse is left in the same condition that it was found.

___ I will make arrangements to get the key on the day of the event or the Friday before the weekend of the event and will return the key the first business day following the event.

___ I understand that there is a \$100.00 fee required to rent the facility which is NON-REFUNDABLE.

___ I understand that there is a \$200.00 damage and cleaning deposit which is REFUNDABLE. In the event the clubhouse is damaged or not cleaned to the satisfaction of the Association, the deposit will be retained to cover this additional expense.

___ I understand that I will be responsible to make certain that this facility is properly locked after my use.

___ I understand that Somerset@AbacoaCondominiumAssociationshallnot be responsible for any accidents or injuries arising from my use of this facility. I further agree to idemnify and hold the Association harmless from any liabilities or any injury, damage or accident to any Resident of the Association, a guest, invitee or any other person or to any third person and for any damage to the property, arising out of or in course ofthe usage of this facility.

The hours for rental of the Clubhouse will be from 8:00 AM to 10:00 PM

Signature: _____ Date: _____

\$200.00 deposit (**Refundable** if No Cleanup or Damage Repair is required)

\$100.00 rental fee (**Non-refundable**)

Check Number: _____

Check Number: _____

Manager's Approval: _____ Date: _____

Date Key obtained: _____ Date Key returned: _____

Note: Key obtained and returned to Bristol Management

05-15-2009

Somerset at Abacoa Condominium Association, Inc. Rules & Regulations for Rental of Clubhouse

The following information is to acquaint each Somerset Resident with his/her obligations, while using the Somerset Clubhouse. The intent is to be fair to all and to provide a social and recreational facility in an equitable and impartial manner.

GENERAL USE: The Somerset Clubhouse is to be used only by Residents, guests of Residents with the Resident in attendance. The Association's property manager will be responsible for taking reservations for the use of the meeting and entertainment facilities. A deposit will be required for all activities other than those sponsored by the Association. Any person or persons authorized to hold a private affair in the clubhouse will be responsible for leaving the facilities clean and in the same condition as it was found.

EQUIPMENT: The Clubhouse tables, chairs or common equipment of any kind shall not be removed from the premises. No radios, CD players, or any other type of music player, will be allowed in the Clubhouse, unless they are used during a supervised recreational activity of a private rental. No skateboards, in-line skates, roller skates, scooter of any type or bicycles are allowed in any part of the Clubhouse, including the porch area.

HOURS: Clubhouse rental hours are from 8:00 AM to 10:00 PM. The minimum rental period is 4 hours. The maximum rental is 8 hours. Residents of Somerset can reserve the Clubhouse on any given day. Consecutive rentals are not permitted on Saturday or Sunday except with Board approval.

ATTIRE: Shoes and shirts must be worn in the Clubhouse at all times. Wet bathing suits are not permitted in the Clubhouse.

CIDLDREN: Children under twelve (12) years of ages must be accompanied by an adult while using the Clubhouse and all its amenities.

ALCOHOL: Alcoholic beverages are permitted in the Clubhouse, during Association planned, permitted and supervised recreational activities, or during private rentals.

SMOKING: Smoking of any tobacco products is never allowed in the Clubhouse.

CONDUCT: Abuse of the Clubhouse facilities will constitute grounds for restriction of any further use of the Clubhouse by the Resident deemed responsible. Any person (s) authorized to use the facility will be liable for the cost of repair resulting from damage caused directly or indirectly by themselves and/or their guests, to any property inside or adjacent to the Clubhouse, including landscaping. The Board of Directors of the Condominium Association retains the right to suspend the use and privileges of any Resident for any violation of these Rules and Regulations.