

Woodlane Village Condominiums Association Inc.

1413-1435 W. San Bernardino Road
Covina, Ca. 91722

RENTAL AGREEMENT TO RECREATION ROOM

Basic Rental provisions:

This rental agreement dated for reference only, _____, is made by and between, Woodlane Village Condominium Association Inc. herein called **lessor** and (print name of resident/ owner) _____, herein called **lessee**.

Premises: Woodlane Village Condominiums Association Inc. **recreation room facility** (only).

Use: _____.

Date to be used: _____, Total days: _____.

Cost: _____ (*\$65/day + \$60 cleaning deposit). *Of the \$65, \$20 administrative fees, \$45 to be used for Association meetings and events. \$60 cleaning fee returned upon return of key and premises left in clean condition (24 hour window to return key & clean).

Damage: Any damage that occurs because of lessees use for whatever reason or cause shall be billed to lessee. Recreation room must be returned in the same clean condition as received, otherwise a reasonable fee shall be charged to clean. Lessee shall pay these charges within 10 days of billing. Any costs incurred to collect monies due including reasonable attorney fees will also be billed to lessee.

Premise parking and Common Areas:

Premise: The premises (Recreation Room) are a portion of the property located at 1413-1435 W. San Bernardino Road, Covina, California, which consists of 68 units, common areas, pool, and parking areas, also identified as Woodlane Village.

Recreation Room Hours: Sunday through Thursday 9:00 AM - 10:00 PM, Friday through Saturday 9:00 AM - 12:00 AM.

Vehicle Parking: So long as lessee is not in default and subject to rules and regulations of Woodlane Village established by Lessor, Lessee shall be entitled to use of 4 (maximum) parking spaces within the Woodlane Village premise during the date of the Rental (not to exceed 24 hours). All other vehicles of lessees, family, friends and guests **MUST** park off the premises.

If lessee commits, permits or allows any of the prohibited activities in regulations or rules then in effect, then lessor shall have the right, without notice, in addition to such other rights and remedies that it may have, to remove or tow away the vehicles involved and charge the cost to the lessee, which cost shall be immediately payable upon demand by lessor.

Lessee shall not permit any guests, family, friends whether invited or not to loiter or create nuisance in the parking area of Woodlane Village. _____(Initial)

Common Areas: For the purpose of the rental the common areas are defined as all areas outside the Recreation room but within Woodlane Village premise including walkways, pool area, driveways, trash areas, and landscaped areas.

Common Area-Rule and Regulations: Lessee (You) agrees to abide by and conform to the rules and regulations set forth by Woodlane Village Association and shall cause to have its guests, family, friends, and associates invited or not, conform to said rules and regulations. Lessor (Board of Directors, Property Manager) shall have exclusive control over the common areas and shall have the right from time to time to modify or amend enforce said rules and regulations. Lessor shall not be responsible for the non-compliance of lessee's guests, family, friends whether invited or not. Lessor reserves the right to remove lessee's guests, family, friends from the common areas in order to enforce the rules and regulations. In no way and under no circumstances does this relieve the lessee from responsibility to monitor and enforce the rules and regulations of its invites, friends and guests. _____(Initial)

Use: The lessee warrants that Lessee shall be in control and supervise the use of the recreation room (premise) at all times during this rental. Lessee shall not permit any illegal, immoral acts to be conducted on Woodlane Village property by any guests, friends or family, invited or not. Lessee further warrants they shall comply with all local laws and ordinances. **The use of illegal drugs or liquor of any type is strictly prohibited.** Anyone under the influence of illegal drugs or alcohol may be asked to leave by lessor. The premise shall not be used in connection with a business of any type. Lessee assumes all responsibility to monitor its guest. Lessee shall not allow anyone to loiter around common areas, walkways, and landscaped areas outside the recreation room. Use of the recreation room does not transfer to the pool area.

Occupancy: The Premise (recreation room) shall be occupied by no more that 50 guests, friends and invitees (per Fire Marshal occupancy).

Noise: Lessee shall enforce the rules of the Association in regard to reasonable noise levels. In no event shall music with offending or foul language be allowed to play in the recreation room or any other area under the control of the Association.

Indemnify: Lessee shall indemnify and hold harmless lessor from and against any and all claims for damage to person or property of anyone or entity arising from lessee’s use of the recreation room, or from the conduct of any of lessee’s family, friends and guests, or from any activity, or thing done, permitted or suffered by lessee in or about the premises.

Lessee upon notice from lessor shall defend the same at lessee’s expense by counsel reasonably satisfactory to lessor and lessee shall cooperate with lessee in such defense.

Entry/ Access: Lessee assumes responsibility for this agreement immediately upon accepting the keys. Lessor shall return the keys at the time and date specified, otherwise a fee of \$5.00 (dollars) plus an additional \$1.00 (dollar) a day will be applied to the fees.

In witness whereof, the parties hereto have executed this agreement on the date written below.

Date: _____

Lessee: _____, Print Name: _____

Address: _____, Unit #: _____

Telephone #: _____

Date: _____

Lessor: _____, Print Name: _____

Woodlane Village Condominiums Association

Rental Agent: _____ Phone Number: _____
 (Board Member)

CHECK LIST OF ROOM CONDITION AT TIME OF KEY DELIVERY:

Rental Date: _____ Date Key Given Out: _____ Inspection Date: _____

<u>Check off:</u>	<u>Circle One:</u>	<u>Quantity:</u>	<u>Comments:</u>
__ Restrooms	Have/Need Toilet Tissue/Paper Towels	_____	_____
__ Restrooms	Clean/Dirty	_____	_____
__ Stove	Clean and Working /Not Working	_____	_____
__ Lights	All Working/ Need Replacing	_____	_____
__ Chairs	Good Condition/ Broken	_____	_____
__ Tables	Good Condition/ Broken	_____	_____
__ Fire Extinguisher	Yes/No	_____	_____
__ Fireplace	Clean/Dirty	_____	_____
__ Garbage Disposal	Working/Not Working	_____	_____
__ Sink	Working/Not Working	_____	_____

CHECK LIST OF ROOM CONDITION AT TIME OF KEY RETURNED:

Date Key Returned: _____ Inspection Date: _____

<u>Check off:</u>	<u>Circle One:</u>	<u>Quantity:</u>	<u>Comments:</u>
__ Restrooms	Have/Need Toilet Tissue/Paper Towels	_____	_____
__ Restrooms	Clean/Dirty	_____	_____
__ Stove	Clean and Working /Not Working	_____	_____
__ Lights	All Working/ Need Replacing	_____	_____

__ Chairs **Good Condition/
Broken** _____

__ Tables **Good Condition/
Broken** _____

__ Fire Extinguisher **Yes/No** _____

__ Fireplace **Clean/Dirty** _____

__ Garbage Disposal **Working/Not Working** _____

__ Sink **Working/Not Working** _____