

THE
RESIDENCES

ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION INC.

PARTY ROOM RESERVATION FORM

TODAY'S DATE: _____ UNIT # _____

NAME: _____

PHONE #: _____ CELL: _____

PARTY DATE: _____ FROM: _____ TO: _____

NUMBER OF GUESTS: _____

TYPE OF EVENT: _____

\$100.00 SECURITY FEE - CHECK # _____

\$350.00 RESIDENT FEE - CHECK# _____

\$500.00 NON RESIDENT FEE - CHECK# _____

\$1500.00 SECURITY DEPOSIT -CHECK# _____

SIGNATURE: _____ Date: _____

PRINTED: _____

SIGNATURE: _____ Date: _____

PRINTED: _____

Updated 7/07

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ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION INC.

THE PARTY ROOM
AGREEMENT TO LEASE
(UPDATED 7/5/07)

OWNER: _____ TENANT: _____
Date: _____ UNIT: _____

In order for a Tenant to lease THE PARTY ROOM, the Landlord of the Unit must execute this AGREEMENT, agreeing to all the terms, and further guaranteeing his Tenant's compliance and performance.

This lease is made the date set forth above by and between THE RESIDENCES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC., hereinafter called "The Association," and the Resident of record of the unit specified above.

In consideration of the covenants herein elements of THE RESIDENCES ON HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC., knows as PARTY ROOM for use by said on:

DATE: _____ FROM: _____ TO _____ a.m./p.m.

DESCRIPTION OF EVENT:

Subject to the following covenants, terms and conditions:

1. **PARTY ROOM HOURS:** Sunday through Thursday, 11:00 a.m. - 11 p.m.; and Friday and Saturday, 11:00 a.m. – 12 midnight.
2. "The Association" will provide a clean and ready PARTY ROOM prior to the commencement of the event.
3. \$100.00 Resident/Non-Resident Fee for a security guard.
4. Before use of the PARTY ROOM, an Association employee with the resident will inspect the PARTY ROOM, complete and sign the attached inventory list of items therein, together with an assessment of the condition of the PARTY ROOM, including but not limited to, furniture, floors, walls, fixtures and equipment. Said inventory list will be submitted the Association office.

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5. Upon completion of the event, an Association employee will inspect the PARTY ROOM:

In the event of any damage to the PARTY ROOM or the premises, including but not limited to furniture, floors, walls, fixtures and equipment therein, as a result of the event, the Association will retain the \$1,500.00 damage deposit in whole or in part. If damage exceeds the security deposit, and is not paid within ten (10) days after the event, a lien will be placed on the Unit of Record. If no damage results from the event, the Association will refund the \$1,500.00 security deposit within ten (10) business days, mailed to the unit number specified in the Agreement.

6. Resident must present Association office with a legible alphabetical list (LAST NAMES FIRST) of the names of all guest invited to the event, no later than 72 hours prior to the event.

7. At no time during the event shall any person create a noise level disturbing to the residents in THE RESIDENCES ON HOLLYWOOD BEACH. (The Association security has the right to determine if/when the noise level from an event is disturbing to the residents, and when to take appropriate steps to reduce or eliminate such disturbance.) If requested, the Owner/Resident agrees to immediately terminate the party and vacate the premises.

8. The Owner/Resident hereby specifically agrees that if Security calls The City of Hollywood Police to assist in the enforcement of any of the provisions of this Agreement, that the Hollywood Police has the jurisdiction to enforce this Agreement and the will to immediately terminated the Party and enforce vacating the Premises.

9. No guest invited to an event by an Owner/Resident may roam the premises of THE RESIDENCES OF HOLLYWOOD BEACH CONDOMINIUM ASSOCIATION, INC., or be any place on the property other than the PARTY ROOM.

10. **OCCUPANCY LIMIT:** No more than Eighty (80) persons shall be invited or occupy the PARTY ROOM at any time during the event (by Order of The City of Hollywood Fire Code).

11. **VALET PARK LIMIT:** Up to Thirty (30) cars are allowed to valet park inside the property for any activity affiliated with the **PARTY ROOM, with the exception of HOLIDAYS.** (Valet Parking will impose limits for Holidays, and must receive notice seventy two (72) hours prior to any scheduled event. Valet Parking fees apply.)

12. Upon, completion of the event, the Owner/Resident must remove all debris from tables, walls, windows and floor of the PARTY ROOM, must store all food and other

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debris inside plastic bags, and must place these plastic bags inside the garbage receptacles in the garbage bin located in the garbage room.

13. Failure of the payment of the \$350.00 (non-refundable) usage fee and \$1,500.00 damage deposit to The Association and/or failure to provide the Association with the alphabetical guest list, no later than SEVENTY-TWO (72) hours prior to the commencement of the event, shall render this Agreement to Lease NULL and VOID.

14. The owner hereby unconditionally guarantees the performance and compliance of his Tenant, and agrees to all terms and conditions hereof, and to pay all damages as is set forth in Section 6.

15. UNIT OWNER'S MAINTENANCE FEES MUST BE CURRENT AS OF THE DATE OF THE EVENT.

OWNER SIGNATURE

DATE: _____

PLEASE PRINT SIGNED NAME LEGIBLY

TENANT SIGNATURE

DATE: _____

PLEASE PRINT SIGNED NAME LEGIBLY