

**LANTERN KEY**  
**CLUBHOUSE RENTAL RULES**

C/O Banyan Property Management, Inc.  
2328 South Congress Ave Suite 1-c  
West Palm Beach, FL 33406  
Office 561-649-8585 Fax 561-649-0188

<hr/> Signature	<hr/> Money order #	
<hr/> Address	<hr/> Telephone Number	<hr/> Set up Time
<hr/> Type of Activity	<hr/> Number of Guests	<hr/> Date Reserved

1. The association hereby grants to owner, their family members and guests the right to enter upon the above facility on the above date and above times and to make exclusive use of the above facility for said period subject to rules and regulations of the Association relating to the use of the facility. Owner hereby agrees to use the facility in compliance with said rules and regulations and to be personally liable for any damage caused to the facility by said use.
2. Owner hereby agrees to personally and solely bear and accept all risk of bodily injury or death to themselves or any of their family members or guests while utilizing the facilities.
3. Owner hereby agrees to waive and release any right to make claim or bring suit against Lantern Key Homeowners Association, Inc. or its agents, officers, subcontractors, suppliers, servants, or employees for any injury, loss or damage, which may be incurred by Owner, his guests and/or invitees pursuant to the use herein contemplated of the Lantern Key Clubhouse.
4. Owner hereby agrees to indemnify and hold harmless the Lantern Key Homeowners Association, Inc., their agents, officers, contractors, sub-contractors, suppliers, servants, and employees against any loss or expense by reason of any liability imposed by law on Association because of any injury, loss or damage resulting from the use right hereunder granted by Association allowing Owner and his guests and invitees exclusive right to enter upon and use the facilities for the period set forth above.
5. **Owner shall pay the sum of \$150 money order for rental and \$300 money order for security deposit both made payable to Lantern Key HOA as a security deposit for the use herein granted of the Lantern Key Clubhouse as Herein contemplated. Said deposit and rental fee with contract to be delivered to: Banyan Property Management at the address above, at least ten (10) days in advance of event.**
6. Said deposit to be returned subject to verification of Owner's presence at event and subject also to deduction for cleaning costs and for amount necessary to repair any damage caused by owner, their family members or guests use of the facility. **Clubhouse, including kitchen area must be cleaned and all garbage must be removed from facility immediately after the event. Owner, family members and guests must exit clubhouse by 11:00 pm or owner will forfeit security deposit.**
7. Owner hereby understands and agrees that he/she is renting the **CLUBHOUSE ONLY** and that other Association members will be allowed in the pool area, restroom area, and exercise room during the time of said rental. **The pool is available for swimming only. No food, drink or personal party functioning will be permitted in the pool area.**
8. Owner warrants that said rental is not for any commercial and/or profit making enterprise.
9. Owner hereby agrees to remove all trash, debris, decorations, and/or rental items from the premises at the conclusion of the rental. Owner is to leave same clubhouse in clean and orderly condition. Owner agrees that the refund of deposit is contingent upon investigation of facility.
10. No vehicles are to be parked on the grass or sidewalks at any time. It is the owner's responsibility to advise all guests of this rule.
11. Owner understands the Association has no obligation to provide any items or services in regard to this agreement or the use of the facility.
12. Clubhouse furniture cannot be moved outside the clubhouse or into the hallway, exercise room or restrooms.