

NOTICE TO ALL CLUB HOUSE RENTERS

TANGLEWOOD CLUBHOUSE FEES / INVENTORY

CLUBHOUSE RENTAL \$150 -PLUS- CLUBHOUSE RENTAL DEPOSIT \$200

ALERT! - BEFORE UNLOCKING/OPENING THE DOOR TO CLUBHOUSE - FIRST "DIS-ARM" the alarm by turning the alarm key 1/4 turn to the right. Hold and listen for Two (2) short blasts. Release and remove the alarm key. Ok to unlock/open door now. TO "ARM" THE ALARM WHEN LEAVING - FIRST, close/lock the door, then turn alarm key 1/4 turn to the right, hold and listen for the sound of one (1) short blast OUTSIDE the building. Release and remove the alarm key. OK - The alarm is set. Failure to re-set alarm system on front door - will incur any charges made by police for the call, if the alarm goes off -or- if there is a break-in.

PLEASE NOTE FEES BELOW:

| | | |
|--------------------------------------------------------------------------------------------------------------|-------|------------------|
| Cleaning (more than 30 minutes) | _____ | \$10 per hour |
| Carpet stains | _____ | \$20 per stain |
| Carpet burns | _____ | \$40 per burn |
| Upholstery stains | _____ | \$20 per stain |
| Upholstery burns | _____ | \$40 per burn |
| Failure to return furniture(chairs/tables, etc.) to <u>Original Location in building (SEE BELOW)**</u> | _____ | \$20 |
| Failure to adjust BOTH thermostats (<u>per instructions on wall by thermostat</u>) before leaving building | _____ | \$20 |
| Failure to turn off all lights inside building | _____ | \$20 |
| Broken furniture or stereo equipment will be | _____ | Replacement cost |

Damage to paint on walls (NO Scotch Tape or PushPins, etc., on walls - Damages Paint!)
\$12.50 per hour plus paint costs.

RENTAL DEPOSIT IS RETURNED AFTER THE KEYS ARE RETURNED

PROVIDED - EVERYTHING - IS RETURNED TO IT'S ORIGINAL LOCATION, AND -CLUBHOUSE IS CLEAN-INCLUDING VACUUMING AND TILE FLOOR WASHING, IF NEEDED. - WITH NO DAMAGES, ETC.

IF YOU WAIT TO COME BACK THE NEXT DAY TO CLEAN-another day's rental fee will be charged - \$150

NOTE: ALL TRASH CONTAINERS SHOULD BE EMPTIED INTO THE TRASH GAZEBO

ACROSS THE STREET FROM THE CLUBHOUSE

■ AND - FRESH CLEAN PLASTIC SACKS REPLACED IN CLUB HOUSE TRASH CONTAINERS

■ (Replacement Trash Bags under counter at Wet Bar).

FOR YOUR INFORMATION AND CONVENIENCE

****ORIGINAL LOCATIONS FOR FURNITURE - LISTED BELOW****

BUILDING CAPACITY APPROXIMATELY 100

MAIN LEVEL: 17 MATCHING CHROME STACKING CHAIRS (35 More of them stacked in the lower level.)

**FOUR (4) ROUND TABLES (1 @ 36") + (3 @ 35 1/2") - ONE (1) OCTAGONAL TABLE (48-3/4")
THREE (3) HALOGEN FLOOR LAMPS**

WET BAR: TEN BAR STOOLS - ONE ARTIFICIAL FICUS TREE - TWO (2) LARGE TRASH CONTAINERS

5-DISC ROTARY CD PLAYER WITH TAPE DECK - A/V VIDEO / DVD RECEIVER.

SMALL REFRIGERATOR -PLUS- A COOLER FOR BAGGED ICE.

**LOBBY: *Two* ~~THREE~~ (3) - 36" SQUARE TABLES, THREE (3) - 72" LONG STANDS (2 WHITE PLASTIC - 1 WOOD)
TWO (2) BLUE/CHROME CHAIRS**

(BY COAT RACK)-VACUUM CLEANER - SEVEN (7) RECTANGULAR (BANQUET) TABLES (5 @ 30"x72")+ (1 @ 60")+ (1 @ 36"x72")

MID LEVEL: THREE-SECTION BROWN SOFA W/MATCHING OTTOMAN, ONE BLUE PRINT SOFA,

3-PIECE-SET EARLY AMERICAN SOFA, CHAIR & OTTOMAN, ONE ARTIFICIAL FICUS TREE,

TWO STEREO SPEAKERS, FIVE LAMPS-(2)HALOGEN-(1)INCANDESCENT FLOOR LAMP)-TWO TABLE LAMPS

ONE (1) LARGE SQUARE MARBLE COFFEE TABLE, ONE (1) SMALL GLASS-TOP/CHROME END TABLE

LOWER LEVEL: 35 MATCHING CHROME STACKING CHAIRS - PLUS - SEVERAL UNMATCHED CHAIRS.

TWO POOL TABLES WITH EQUIPMENT. TWO (2) SMALL ROUND TABLES (1 @ 23-3/4") + (1 @ 17-3/4")

FULLY EQUIPPED KITCHEN WITH ELECTRIC RANGE, MICROWAVE, DISHWASHER AND REFRIGERATOR

COFFEE MAKER - CLEANING SUPPLIES

1 - 36" SQUARE TABLE

12-17-2003



Tanglewood Estates

6601 Halsey • Shawnee Mission, KS 66216 • (913) 962-8000

**PLEASE NOTE:
CLUBHOUSE RENTAL IS FOR 4 hours ONLY.**

CLUBHOUSE LEASE AGREEMENT

This lease made and entered into this _____ day of _____ 20____, by and between TANGLEWOOD ESTATES HOMES ASSOC., a not for profit corporation organized and existing under the laws of the State of Kansas, hereinafter, "Lessor", and _____, a resident of TANGLEWOOD ESTATES HOMES ASSOC., at (ADDRESS) _____, hereinafter, "Lessee". (HOME PHONE#: _____ DAYTIME/WORK PHONE#: _____ EXT _____).

WITNESSETH: That the Lessee shall lease from the Lessor the Clubhouse, hereinafter, "the facility", for a _____, (type of party, meeting, or other function) upon the following terms and conditions.

1. The function shall be held on _____ 20____, from _____ to _____. (NO LATER THAN MIDNIGHT).
2. The number of persons attending the function shall be limited to _____ adults and _____ children under the age of 18.
3. Beer or liquor will/will not be served in the following manner (Bottle/Keg/Glass, etc): _____.
4. Food will/will not be served in the following manner (Buffet/Catered, etc): _____.
5. A deposit of \$200.00 must be paid by Lessee no later than Monday prior to the event. The \$75.00 rental fee is due no later than 30 days prior to the function or as soon as contract is received if booked less than 30 days from the event. Your deposit will be returned after a full and complete inspection of the facility by someone representing TANGLEWOOD ESTATES – if there are no damages or excessive cleaning to be done to the clubhouse.
6. The agreed rental for the leased facility is **\$75.00 FOR A 4 HOUR PERIOD.**
7. Lessee agrees to accept full responsibility for all actions by his/her guests using the facility, and agrees that the facility will not be used for any unlawful purpose.
8. When individuals 18 and under are using the facility, there must be one adult for every 10 underage persons present.
9. Lessee is responsible for locking exterior door and setting alarm at outside door. The motion detectors automatically set at 12 AM (MIDNIGHT). IF LESSEE IS IN BUILDING AFTER 12 AM (MIDNIGHT), AND CAUSES MOTION ALARM TO FIRE, \$100 OF DEPOSIT IS FORFEITED FOR COSTS ASSOCIATED WITH LOCAL POLICE DEPT., DISARMING AND RESETTING ALARM. Keys must be returned to the Lessor within the week following the function. Refund of your deposit is dependent on the return of the club house key.
10. Lessee acknowledges that he/she is a bona fide resident of TANGLEWOOD ESTATES and as such accepts full responsibility for the facility during the term of this lease. Lessee further acknowledges that he/she is personally liable for all damages which may be sustained as a result of his/her use of the facility or of his/her guests' use of the same and guarantees payment in full of all damages. Lessee further agrees that if such damages are not paid by him/her in prompt and reasonable time, said damages may be assessed against him/her as part of his/her homeowner assessment and shall become a part thereof. Said assessment shall in no way limit Lessor from enforcing this lease in any court of competent jurisdiction.

THIS IS A NON SMOKING FACILITY. EVIDENCE OF SMOKING IN THE BUILDING IS CAUSE FOR \$50 FEE FROM DEPOSIT. YOU MAY NOT RESERVE POOL OR DECK AREA. ABSOLUTELY NO ACCESS TO THESE AREAS IS ALLOWED. PARTY AREA CONTAINED TO CLUBHOUSE INTERIOR ONLY. SEND ORIGINAL TO ADDRESS ABOVE ALONG WITH DEPOSIT CHECK. RENTAL FEE MUST BE TO OUR OFFICE NO LATER THAN 14 DAYS PRIOR TO EVENT.

PLEASE CALL THE OFFICE AT 962-8000 TO MAKE ARRANGEMENTS TO RECEIVE KEYS. WHEN KEYS ARE ISSUED BEFORE THE ACTUAL RENTAL DATE OF THE EVENT. NO PERMISSION TO ENTER THE CLUBHOUSE FOR SETUP OR OTHER ACTIVITIES PRIOR TO THE RENTAL DATE & TIME IS IMPLIED OR INTENDED. AS STATED ABOVE, CLUBHOUSE RENTAL IS FOR 4 HOURS ONLY, ADDITIONAL USE OF THE CLUBHOUSE BEFORE -OR- AFTER THE 4-HOUR RENTAL TIME PERIOD , REQUIRES AN ADDITIONAL \$75 PAYMENT.

NAME _____
(Print)

SIGNED _____
(Lessee)



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PLEASE NOTE:

**CLUBHOUSE RENTAL IS FOR ONE DAY OR NIGHT EVENT ONLY.
DAYS USED BEFORE TO SETUP FOR THE EVENT -OR-
DAYS USED AFTER FOR CLEANUP REQUIRE AN EXTRA \$150 EACH.**

CLUBHOUSE LEASE AGREEMENT

This lease made and entered into this _____ day of _____ 20____, by and between TANGLEWOOD ESTATES HOMES ASSOC., a not for profit corporation organized and existing under the laws of the State of Kansas, hereinafter, "Lessor", and _____, a resident of TANGLEWOOD ESTATES HOMES ASSOC., at _____ (ADDRESS), hereinafter, "Lessee". (HOME PHONE#: _____ DAYTIME/WORK PHONE#: _____ EXT _____)

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1. The function shall be held on _____ 20____, from _____ to _____ (NO LATER THAN MIDNIGHT).
2. The number of persons attending the function shall be limited to _____ adults and _____ children under the age of 18.
3. Beer or liquor will/will not be served in the following manner (Bottle/Keg/Glass, etc): _____
4. Food will/will not be served in the following manner (Buffet/Catered, etc): _____
5. A deposit of \$200.00 must be paid by Lessee no later than Monday prior to the event. The \$150.00 rental fee is due no later than 30 days prior to function or as soon as contract is received if booked less than 30 days from event. Your deposit will be returned after a full and complete inspection of facility by someone representing TANGLEWOOD ESTATES - if there are no damages or excessive cleaning to be done to the clubhouse.
6. The agreed rental for the leased facility is \$150.00 FOR EACH SINGLE - DAY OR EVENING EVENT.
7. Lessee agrees to accept full responsibility for all actions by his/her guests using the facility, and agrees that the facility will not be used for any unlawful purpose.
8. When Individuals 18 and under are using the facility, there must be one adult for every 10 underage persons present.
9. Lessee is responsible for locking exterior door and setting alarm at outside door. The motion detectors automatically set at 12 AM (MIDNIGHT). IF LESSEE IS IN BUILDING AFTER 12 AM (MIDNIGHT), AND CAUSES MOTION ALARM TO FIRE, \$100 OF DEPOSIT IS FORFEITED. FOR COSTS ASSOCIATED WITH LOCAL POLICE DEPT., DISARMING AND RESETTING ALARM. Keys must be returned to the Lessor within the week following the function. Return of key is condition for refund of deposit.
10. Lessee acknowledges that he/she is a bona fide resident of TANGLEWOOD ESTATES and as such accepts full responsibility for the facility during the term of this lease. Lessee further acknowledges that he/she is personally liable for all damages which may be sustained as a result of his/her use of the facility or of his/her guests' use of the same and guarantees payment in full of all damages. Lessee further agrees that if such damages are not paid by him/her in prompt and reasonable time, said damages may be assessed against him/her as part of his/her homeowner assessment and shall become a part thereof. Said assessment shall in no way limit Lessor from enforcing this lease in any court of competent jurisdiction.

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PLEASE CALL THE OFFICE AT 962-8000 TO MAKE ARRANGEMENTS TO RECEIVE KEYS. WHEN KEYS ARE ISSUED BEFORE THE ACTUAL RENTAL DATE OF THE EVENT, NO PERMISSION TO ENTER THE CLUBHOUSE FOR SETUP OR OTHER ACTIVITIES PRIOR TO THE RENTAL DATE IS IMPLIED OR INTENDED. AS STATED ABOVE, ADDITIONAL USE OF THE CLUBHOUSE BEFORE -OR- AFTER THE RENTAL DATE, REQUIRES AN ADDITIONAL \$150 PER DAY.

NAME _____ (Print)

SIGNED _____ (Lessee)



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This is to acknowledge responsibility for use of the Pool Balls and Cues at the Tanglewood Estates Club House during rental of the Club House. The individual assuming responsibility for the above equipment must be at least 18 years old and will supervise the use of the equipment – specifically when those under 18 years of age are using it. There are presently 32 pool balls and 4 cue sticks. All pool balls and cue sticks are to be returned in the same condition as they were received.

Signature

Address

Date