

**Lake Maitland Terrace Apartments, Inc.**

(A condominium)

**1140 South Orlando Ave.**

**Maitland, FL 32751-6403**

**Phone: 407-644-5474**

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PRIVATE PARTY AGREEMENT

1. Reference is made to the Lake Maitland Terrace Rules, Regulations and By-Laws, latest issue.
2. The clubhouse shall be used by owners, tenants and their guests in accordance with item #1.
3. The use of the Clubhouse shall be restricted to private parties only. The use is allowed to accommodate a greater amount of people, in excess of eight, but limited to the fire laws, for private non-commercial functions.
4. The Clubhouse shall not be used for meetings of any profit or non-profit organizations, religious or political.
5. Requests for use will be forwarded to the Manager; a twenty-four-hour notice is required.
6. The Clubhouse shall be returned to the same condition as prior to the use before the party. Any damage, or, not returning the facilities to a clean condition, will be billed to the participant responsible for the party.
7. Lake Maitland Terrace functions have priority over any requests for reservations.
8. Guests may not use the pool facilities unless they spend the night at the owner or tenant's apartment in accordance with the LMT Declarations, By-laws and Regulations. All are reminded that guests over the amount of eight are in violation of county and municipal codes, if they spend the night at the owner's or tenant's apartment.
9. By signature, the undersigned agrees they have read and will comply with the Private Party Agreement.

\_\_\_\_\_  
Owner or Tenant

\_\_\_\_\_  
Date

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RESPONSIBILITY OF USERS FOR PRIVATE PARTIES IN  
LAKE MAITLAND TERRACE CLUBHOUSE

1. Capacity: Limited to 65 People
2. Setting up before and cleaning up after use of Clubhouse.
3. Furnishing your own supplies – linens, etc.
4. Be sure that guests are advised of and park only in so-marked guest spots. (Limited use to 8 guest spots). Additional parking to be arranged off site.
5. Acknowledgment that they understand the Swimming pool is “off-limits” to other than residents and overnight guests and to anyone in non-daylight hours.
6. Party, or function, to be over by 12:00 a.m.
7. Clubhouse to be cleaned, straightened and restored to functional use and be certain that all doors will automatically lock at 12:30 a.m.

Note:

1. User will be billed if clubhouse requires additional attention to restore to its former condition.
2. Activity at the clubhouse to be under your control so as not to disturb other residents.

I, or we, have read the above and agree to accept the responsibilities as so stated.

Name & Unit # of reserving party: \_\_\_\_\_

Telephone Number \_\_\_\_\_

Date & Hours of event: \_\_\_\_\_

Type of event: \_\_\_\_\_

Amount of Deposit: \$150.00\* Check #: \_\_\_\_\_

Amount of Cleaning Fee: \$50.00 Check #: \_\_\_\_\_

Dry Cleaning Fee (if applicable): \$ 100.00 Check #: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*This is a damage deposit and will be refunded to the owner or tenant with the provision that all rules, regulations, By-laws, etc. are followed and there is no damage to the Clubhouse.

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INDEMNIFICATION AGREEMENT

As fee simple owner(s) or lessee(s) of Unit \_\_\_\_\_ in Building \_\_\_\_\_, the undersigned, in consideration of the use of the Lake Maitland Terrace Apartments, Inc. Clubhouse, on \_\_\_\_\_, hereby agree(s) to indemnify and hold harmless Lake Maitland Terrace Apartments, Inc. from any and all liability, loss, cost or damage, including attorney's fees, that Lake Maitland Terrace Apartments, Inc. may suffer as a result of claims, demands, costs, or judgments against it resulting from or arising out of the use of the Clubhouse by the undersigned, his/her agents, guests, invitees or licensees, whether the liability, loss damage is caused by or arises out of, the negligence of Lake Maitland Terrace Apartments, Inc., its officers, agents and employees, or otherwise.

Signed by: \_\_\_\_\_

Unit Number: \_\_\_\_\_ House Name: \_\_\_\_\_

Date: \_\_\_\_\_

\*\*\*\*\*OFFICE USE ONLY\*\*\*\*\*

Application received by the office: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

Condition of Clubhouse after the rental: \_\_\_\_\_

Deposit Returned: \_\_\_\_\_