



FAIRFAX HALL USE AGREEMENT (NON-RESIDENT)

Arlington Ridge Community Development District (ARCDD) and the undersigned Client(s)/Responsible Party, hereby agree on the rental of Fairfax Hall as specified herein, subject to the terms and conditions herein.

FAIRFAX HALL: \$500 daily rental rate (non-refundable), \$400 (refundable) security deposit, \$150 (non-refundable) cleaning fee and subject to Security Attendant Fee (\$30/hour) if attendance exceeds 50 people, serving alcohol, and/or the event is held outside admin operating hours. If applicable, client agrees to pay Audio Visual Fee of \$30 (non-refundable).

CLIENT INFORMATION:

CLIENT RESPONSIBLE PARTY: _____

CLIENT ADDRESS: _____

PHONE NO. _____ CELL NO. _____ EMAIL: _____

FUNCTION INFORMATION:

NAME AND TYPE OF FUNCTION: _____

FUNCTION DATE: _____ START TIME: _____ END TIME: _____
The rental time is inclusive of set-up and clean-up time.

ESTIMATED NUMBER OF ATTENDEES: _____ To be confirmed seven (7) days prior to event.

The Client/Responsible Party acknowledge that they have read and understand the Additional Provisions located on the reverse side of this Agreement, and that it correctly states their intentions.

CLIENT/RESPONSIBLE PARTY:

ARLINGTON RIDGE CDD:

Signature

Date

Manager

Date

NOTE: The Client(s)/Responsible Party agrees to leave the rented facility in the same condition as prior to the event. The following must be done immediately upon its conclusion:

- i. Remove all garbage.
- ii. Take down decorations and displays.
- iii. Wipe all table surfaces.
- iv. Return all furniture to its original locations.
 1. Security Deposit is refundable and will be mailed within 10 business days of the event assuming no damage occurred during the event. Client/Responsible Party will be held fully liable for cost of any damage/cleaning in the event such cost exceeds the deposit of fee amounts.
 2. Rental and additional day fees are only refundable if the reservation is cancelled not less than 60 days prior to the scheduled event.
 3. Rental and additional fees will be withheld by the CDD District if the event is canceled less than 60 days prior to the scheduled event.

DUE AT TIME OF RESERVATION:

DAILY RENTAL FEE (\$500) RECEIVED BY: _____ CSH/CHK NO.: _____

CLEANING FEE (\$150) RECEIVED BY: _____ CSH/CHK NO.: _____

SECURITY DEPOSIT (\$400) RECEIVED BY: _____ CSH/CHK NO.: _____

DUE 30 DAYS PRIOR TO EVENT (If applicable):

SECURITY ATTENDANT FEE (\$30/HOUR) AMOUNT DUE: \$ _____ CSH/CHK NO.: _____

AUDIO VISUAL FEE AMOUNT DUE \$30): \$ _____ CSH/CHK NO.: _____

RECEIVED BY: _____

ADDITIONAL PROVISIONS

- 1) Reservations for rental of Arlington Ridge Community Development District (ARCDD) facilities, can be made at the Administrative Office, on a first come first serve basis subject to the current published rental rates. Reservations must be made by at least one person who will act as the Client/Responsible Party.
- 2) Rental for Fairfax Hall includes the use of the facility, tables, chairs, and restrooms only. Use of other equipment will be based on availability and subject to additional fees.
- 3) In the event that catering services are desired for the function, the Chesapeake Bay Grille shall be offered the chance to provide such catering services, which it may accept or deny in its sole discretion. Catering services provided by a vendor other than the Chesapeake Bay Grille may only be utilized if the restaurant has first been provided an opportunity to provide the services and has thereafter declined such opportunity. Catering service with the Chesapeake Bay Grille requires a separate agreement with the restaurant.
- 4) ARCDD facilities are available to be used between the hours of 9:30 am and 11:00 pm except for New Years' Eve or if special arrangements have been approved by management. Function rooms are assigned according to the guaranteed minimum number of persons to be in attendance. Rental time frames are inclusive of set-up and break down times with the facility cleared of all attendees.
- 5) The function must be contained within the area reserved.
- 6) The volume of live or recorded music must not violate applicable Lake County and City of Leesburg noise ordinances, or unreasonably interfere with residents' enjoyment of their homes.
- 7) The Client/Responsible Party must be present at the function during the entire period of the rental.
- 8) No admission fees whatsoever shall be collected by any person unless it is part of an approved ARCDD event or activity, or otherwise approved by ARCDD.
- 9) Client/Responsible Party shall be responsible for walls, furnishings, fixtures, and equipment in the room in which the function takes place and agrees that after the function those items shall be in the same condition as prior to the function (ordinary wear and tear accepted). Tacks or nails may not be used for decorations. If there is any damage and/or loss to the walls, furnishings, fixtures or equipment resulting from, or related to the function or its attendees, then the cost associated with the repair or replacement of the damaged items shall be the responsibility of and paid by the Client/Responsible Party.
- 10) Client/Responsible Party shall supervise and be responsible for the conduct and safety of all persons attending the function. ARCDD shall not be responsible for property, supplies or equipment brought by the Client or any person attending the function. Client and persons attending the function use ARCDD facilities at their own risk. ARCDD reserves the right to retain a security guard or guards for the function at Client's/Responsible Party's expense if ARCDD, in its sole and unrestricted discretion, deems it desirable.
- 11) ARCDD shall be excused from furnishing the services and items specified above when such failure is a result of, related to, or on account of government regulations, labor disputes, utility or material shortages or other circumstances beyond ARCDD's control. In the event ARCDD cannot furnish the services, accommodations, or items referenced above for any of the above reasons, it may, at its own discretion, refund all deposits, if any, to client in full satisfaction of its obligations hereunder, or in its discretion, may substitute other available services, accommodations, or items.
- 12) When alcohol is planned to be served/consumed or sold at a function, the Client/Responsible Party may be required to procure Special Events insurance coverage, in ARCDD's sole discretion, depending on the nature of the event, the number of attendees anticipated to attend the function.
- 13) Client/Responsible Party is required to pay a daily \$500 (non-refundable) rate of rental, \$400 (refundable) security deposit and a \$150 (non-refundable) cleaning fee for use of the facility at the time of reservation. In Addition, the Client/Responsible Party is required to pay a security attendant fee for an event that exceeds 50 people, if alcohol is being served, and/or if the event is being held outside of administrative operating hours. This fee is charged at \$30 per hour (non-refundable) from the time the first guest arrives until the last vendor leaves. An Audio-Visual fee is charged at \$30 (non-refundable) for an event where the equipment is reserved for use. Security attendant fee and Audio-Visual fees are due no later than 30 days prior to the scheduled event date.