

RENTAL FEES

The following are the fees for rental of the Winston Trails Clubhouse. The Board of Directors reserves the right to change fees as needs require. Homeowner association dues must be current in order to reserve the Clubhouse, and Homeowner must be in good standing with Winston Trails Foundation and their Village board, in addition to no pending violations. Please make check for rental fee and deposit payable to WINSTON TRAILS HOA.

The Board of Directors shall have the authority to charge a refundable deposit in the amount of \$1000 and a rental fee of \$450 for the Clubhouse. These fees DO NOT include the cost of required liability insurance. The deposit is due upon date reservation. The rental fee is due at Agreement signing which must be within 7 days of the reservation. Return check fees will be the responsibility of the Homeowner, and if not paid, will be brought before the Fining Committee for disposition.

AGREEMENT ACKNOWLEDGEMENT

I, undersigned Homeowner, certify that I have read the Winston Trails Clubhouse Rental Agreement, including Disclosures, Rules and Regulations and Rental Fees. I agree to the terms set forth above and assume responsibility for the enforcement of this Agreement. I do agree to pay for all repairs and damage to the building facilities and/or equipment resulting from or related to the use of the Clubhouse and to pay the cost to replace any furniture, fixtures, equipment, landscaping resulting from or related to the use of the Clubhouse.

I, undersigned Homeowner, understand that the Clubhouse is an unsupervised facility. The safety and security of the Clubhouse is my responsibility for all guests. Absolutely no underage drinking is permitted.

I further agree to indemnify and hold harmless Winston Trails Homeowners Association, Winston Trails Foundation, Campbell Property Management, its members, officers, directors and agents from any and all losses, claims, damages, liabilities, expenses, attorney's fees and costs and obligations arising out of and related to injury to or death of any person, or damage to or loss of any property occurring as a result of, related to, or in connection with the use of the Clubhouse facilities by me, my contracted vendors and/or my guests.

I understand that the deposit will be forfeited if not adequately cleaned and for any and all damages resulting to the Clubhouse area or facility from me or my guests' actions.

Homeowner Signature: _____ Date: _____

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