

AGREEMENT

The Sundown Ranch Homeowners Association, Inc., including, but not limited to, its members, officers and directors, shall not be liable to any Member, Visitors, or to any other person whomsoever, for any injury or damage to property or persons on or about premises or any area owned by The Sundown Ranch Homeowners Association, Inc. caused by the negligence or any other action or inaction of any Member, misconduct of Member, its visitors, its participants, licensees or concessionaires or any other person entering premises under express or implied invitation of Member, or arising out of use of premises by Member or the conduct of its business therein, or arising out of any breach or default by Member in the performance of its obligations hereunder; and Member hereby agrees to indemnify The Sundown Ranch Homeowners Association, Inc. and hold it harmless from any loss, expense or claims arising out of such damage or injury.

By: _____
(Printed Name of HOA Member)

Address: _____
Denton, TX 76210

Signature: _____

Date: _____

MAIL TO: Sundown Ranch HOA
2500 Legacy Drive Suite 220
Frisco, TX 75034

What's included in the Clubhouse:

Chairs – 80

Tables – 10

Any rental items such as tables & chairs cannot be brought in until your reservation start time and must be removed at the end of your reservation.

No Exceptions!!

SUNDOWN RANCH HOMEOWNERS ASSOCIATION GUIDELINES FOR COMMUNITY CENTER RESERVATIONS

Sundown Ranch Homeowners Association, Inc.(the “HOA”) reserves the Community Center for its members (the “HOA Member”) subject to the restrictions listed below:

- EACH FUNCTION MUST BE OVER BY 11:00 P.M.
- The HOA Member will be furnished with a contract and a copy of these guidelines. The contract must be signed and returned by 10 days prior to the event. Once received, access shall be made available for the reserved date and times. Reservations are on a first come, first served basis.
- Functions are limited to 50 people.
- Guests present at the function are not permitted to use the swimming pool other than the allowable 10 guests allowed per the pool rules. (RESERVATIONS ARE FOR THE COMMUNITY CENTER ONLY. THE POOL AND BASKETBALL COURT CANNOT BE RESERVED.)
- The HOA Member designated as the person responsible for the property during the time of use will be the one to whom any security deposit shall be returned provided all guideline conditions are met.
- No smoking is permitted anywhere in the building.
- Only birdseed may be thrown at a wedding and only outdoors.
- No wet garments or towels allowed inside the community center. For those using the pool area, restroom facilities are available in the bath house.
- The HOA Member is responsible for leaving the center clean and in order. All food and garbage must be removed from the building and equipment and furnishings restored to their original places(s). Violation of this rule will mean forfeiture of the deposit and possibly additional charges.
- The HOA is not responsible for any equipment, supplies or personal property of a HOA member or their guest(s) that may be lost, stolen or broken while on the property.
- The HOA Member agrees to be liable for any damage to the property which may occur during the time of occupancy and further to be responsible for turning off all lights, securing all building exits and turning off all HVAC units after use.
- The HOA reserves the unconditional right to appropriate any part of the property when needed.

**SUNDOWN RANCH HOMEOWNERS ASSOCIATION, INC.
COMMUNITY CENTER-CHECKLIST**

DATE: _____

NAME: _____

ADDRESS: _____

TELEPHONE: (HOME) _____ (WORK) _____

DATE OF FUNCTION: _____ TIME: (FROM) _____ (TO) _____

The Homeowner/Member listed above has agreed to performing the following clean-up tasks following the function listed above in order to receive a full refund of the deposit (if any) posted for Community Center Reservation. Homeowner/Member understands that failure to perform any of the items listed on the below checklist will result in a forfeiture, in whole or in part, of the deposit posted for the Community Center Reservation. Any repairs and/or damages resulting from the function which exceed the amount of the deposit will be billed to the Homeowner/Member and such charge will be assessed on the Homeowner/Member account.

Please check off the items below and execute (form). A Management Representative will verify that each task has been completed. (All or some of the deposit will be returned after this form has been returned to Lone Star Association Management and the Community Center has been checked by a representative.)

_____ Trash removed and new liner placed in trash receptacle

_____ Counters, tables, and chairs wiped clean

_____ Floor must be vacuumed free of debris.

_____ Air-Conditioner re-set to 80degrees

_____ Lights turned out

_____ Doors locked

Homeowner/Member Signature

Date: _____