

WatersBend

Homeowners Association, Inc.

Professionally Managed By SBB Management Company

1670 Keller Parkway, Suite 170

Keller, Texas 76248

817.431.6412 Fax

Clubhouse Reservation Guidelines & Fees

Hours of Reservation: 9 a.m. – 11 p.m.

Clubhouse address: 10014 Fox Hill Drive

Reservation requests shall be made to SBB Management Company at least 7 days in advance of the event date. Please call SBB Management at (817) 482-1547.

Reservations will be handled on a first come, first served basis. A reservation will not be confirmed until all forms and monies are received. If the payment and forms are not received within 10 days of placing the reservation, your reservation will be denied.

Payment: We only accept checks and money orders, please submit two separate forms of payment one for the deposit and one for the rental fee.

Fees Due:

- A deposit of \$250.00
- NO Pool Use: \$20.00 per hour with a 3 hour minimum
- Pool Use: \$40 per hour with a 2 hour minimum

The Clubhouse may only be rented by WatersBend homeowners- no exceptions! **No one under the age of 21 may request a reservation.** The homeowner who makes the reservation MUST BE PRESENT at the event for the entire time of the reservation. The reservation request is made and is subject to approval by the Board of Directors and/or SBB Management Company as managing agent.

Any and all damages, as determined by the Board of Directors and/or SBB Management as managing agent, will be the sole responsibility of the homeowner who makes the reservation, and will be due and payable immediately following the event.

Rules: Absolutely no animals of any kind are allowed in the facility at any time. No fryers. Noise and music must be maintained at a level that does not disturb neighboring homeowners. Any reports of complaints received will result in immediate termination of the event, loss of future renting privileges, as well as potential fines. The **homeowner is responsible for making sure that all guests are out and that all cleaning is completed prior to the time of closing (your reservation time).** Please bring your own cleaning supplies and mop to clean after each event. Leave the Clubhouse in accordance with the check in & out list, including removal of all trash from the premises. **If the clubhouse is not in compliance with the Check in/out list an additional fee of \$50.00 will be applied.** Violation of any rule or regulation will result in immediate termination of the event or function, and the homeowner's privileges may be suspended or revoked.

In the event of a cancellation, written notice of same shall be given to the management company within 48 hours of the event. Failure to notify could result in forfeiture of the fee and/or deposit amounts. Notice may be faxed to (817) 431-6412 or emailed to v.greene@sbbmanagement.com.

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Refunds, where applicable, will be processed and sent out by the Management Company.

CLUBHOUSE RESERVATION REQUEST FORM

Homeowner Name: _____

Address: _____

Email: _____

Contact Numbers: Home: _____

Cell: _____

Requested reservation date: _____

Times of use: _____ (be sure to include set up/break down time)

Type of event: _____

of people expected to attend: _____

Alcohol will _____ will not _____ be served at this event.*

We would _____ would not _____ like use of the pool during this event. **

Guidelines have been read and understood: _____ Signature

* Please note: if alcohol is to be served, the homeowner is entirely responsible for ensuring that all persons consuming alcoholic beverages are of legal drinking age. The HOA requires the homeowner making the reservation sign an indemnification releasing the HOA of any and all liability.

**Use of the pool is ONLY permitted if your group will not overload the facilities and or guards/lifeguards on duty.

To be completed by SBB:

Date Received:	Date Fees Received:
Verify & Confirm Book Date:	Check Info:

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WAIVER, RELEASE AND HOLD HARMLESS AGREEMENT

This agreement is entered into by _____, who resides at _____, Fort Worth, Texas 76131 ("*Owner*") for the benefit of the WatersBend Homeowners Association, Inc. ("*WatersBend*") and is effective as of the ____ Day of _____, 2019.

In consideration of the right to use WatersBend's recreational facilities, Owner hereby agrees to assume all responsibilities, risks, liabilities and hazards incidental to the use of said facilities and does hereby fully release and forever discharge WatersBend, its officers, directors, employees and agents, past, present and future, from and against all losses, expenses, claims, demands, causes of action of every kind and character (including those asserted by the permittees, agents, licensees, guests and invitees of Owner) for death, personal injury, property damage or any other liability for damages, fines or penalties, including costs, attorney's fees and settlements, resulting from any act or omission of Owner, Owner's permittees, agents, licensees, guests or invitees, including but without limitation whatsoever, any such claims, demands or causes of action arising out of or in connection with Owner's use of the recreational facilities and the serving of alcoholic beverages by Owner to Owner's permittees, agents, licensees, guests or invitees, and, furthermore, hereby agrees to defend, indemnify and hold WatersBend, its officers, directors, employees and agents, past, present and future, harmless from and against any and all such claims.

Date _____

Owner's Signature _____

Print Name _____