

**EL DORADO HOMES ASSOCIATION, INC.**  
**CLUBHOUSE RENTAL AGREEMENT**  
*(Self Clean)*

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ between EL DORADO HOMES ASSOCIATION, Inc., (“EDHA”), a Texas non-profit corporation having its office and principal place of business at the EDHA Clubhouse located at 12606 Prima Vista, San Antonio, TX 78233, hereinafter called the (“Premises”) and \_\_\_\_\_ residing at \_\_\_\_\_ hereinafter called the (“Lessee”).

**WITNESSETH:**

EDHA hereby leases the Premises to Lessee for a period of \_\_\_\_\_ hours beginning at \_\_\_\_\_ a.m. on \_\_\_\_\_, 20\_\_ and terminating at \_\_\_\_\_ a.m. on \_\_\_\_\_, 20\_\_ (the “Rental Period”) to be used for the following purposes only:

\_\_\_\_\_  
\_\_\_\_\_

and upon the following terms and conditions:

1. The Lessee must be over 21 years of age.
2. The Lessee must be a dues-paying member of EDHA and pay the lump sum of \$275.00 (Two Hundred Seventy-Five Dollars) by check or in cash as a rental fee at the time of signing the contract. The check will be deposited by the EDHA Treasurer.
3. The Lessee will deposit a \$300.00 (Three Hundred Dollar) check with EDHA. This deposit will serve as security for any damages or breakage which may occur during, or as a result of, the Lessee’s use of the Premises. The deposit will also serve as security for failure to clean the Premises and Premises parking lot, or if the air conditioning unit(s) are found to be set below 72 degrees, or if the heater or air conditioner are left on in any of the three rooms where the thermostats are located. The Clubhouse Manager may stop by at any time during the Rental Period to spot check settings. If Lessee elects to forfeit the \$300 deposit for EDHA to do the necessary cleaning, Lessee must vacate the property no later than 1:00 a.m. on the last day of the Rental Period. Deposit will be returned if, upon inspection by the Clubhouse Manager, the Premises are returned in good condition according to Exhibit A attached hereto and made a part hereof for all purposes.

4. Any Lessee who sponsors a non-resident of El Dorado **MUST** be in attendance during **all hours** of said sponsored function. (No-notice inspections by El Dorado Board or Clubhouse Manager will be conducted).
5. The Lessee shall take good care of the Premises and shall pay all costs and expenses required to make any repairs to return the Premises to good order and condition.
6. **Lessee shall not use tape**, mark, paint, drill into, place nails into, or in any way mar or deface any part of the Premises or the building of which he has use. **USE THE CUP HOOKS PROVIDED for decorations.**
7. The Association does not permit inside or outside the building any signs, advertisement, awnings, or any other projections. EDHA does not permit any boring or cutting or stringing of wires in or on the Premises, or to make any alterations, decorations, additions or improvements in or to the Premises.
8. Lessee agrees that he/she has inspected the Premises and finds that the Premises are suitable for the use he/she contemplates. Lessee further agrees to indemnify and hold harmless EDHA, its officers, employees, agents, or its members against any and all liability, suffered to be required to pay, by reason of any claims, suits in law or in equity including personal injury, arising out of the use of said Premises, or entering into this contract, **including claims arising from the Association's own negligence.**
9. EDHA, its officers, employees, agents, or its members shall not be liable for any damage to property of the Lessee by theft or otherwise.
10. EDHA, its officers, agents, or members shall not be liable for any injury or damage to person or property resulting from fire, explosion, steam, gas, electricity, water, rain, or snow or leaks from any part of the Premises, or from pipes, appliances or plumbing works or from the roof, street, or other subsurface or from any other place by dampness or from any other cause of whatsoever nature.
11. EDHA, its officers, employees, agents, or members shall not be liable for any damage caused by other Lessees or persons in said Premises.
12. EDHA, its officers, employees, agents or members shall not be liable for any latent defect in the demised Premises.

13. Lessee expressly covenants and agrees to follow the rules and regulations pertaining to the utilization and use of the Premises as detailed in Exhibit A attached hereto and incorporated by this reference for all purposes as is fully set out herein.

14. Lessee may cancel this agreement by giving written notice to the undersigned representative of EDHA at least 2 (TWO) weeks prior to the beginning of the lease as provided for herein above, and by payment of \$50.00 (Fifty Dollars) which payment shall be considered liquidated damages and not a penalty.

**Optional Items:**

\_\_\_\_\_ **\$25.00 - Early set up the night before the event.** This will allow keys to be obtained at \_\_\_\_\_ **a.m./p.m., the (day) (night)** before your event. Please note, this will be refunded if another event is booked for the previous day or night (as applicable) as full paying events will take priority over early set up.

**In witness thereof, the parties have hereunto set their hand and seals on the day and year above written.**

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
Clubhouse Manager for EDHA

**EXHIBIT "A"**  
**RULES AND REGULATIONS**  
*of the*  
**EDHA CLUBHOUSE RENTAL AGREEMENT – 2024**

- \_\_\_\_ 1. No commercial selling or vending for personal profit may be conducted.
- \_\_\_\_ 2. Rental of the Premises does **NOT** include the patio area or the pool, unless this **Exhibit A** is attached to a Pool Party Contract.
- \_\_\_\_ 3. No items may be stored at the Premises.
- \_\_\_\_ 4. No bathing suits may be worn in the Premises under any circumstances, unless this **Exhibit A** is attached to a Pool Party Contract. For Pool Party contracts, no **WET** bathing suits may be worn in the Premises under any circumstances.
- \_\_\_\_ 5. No child under the age of ten will be allowed in any part of the Premises without adult supervision.
- \_\_\_\_ 6. No water slides, bicycles, skateboards, roller blades, animals, or pets of any kind are permitted.
- \_\_\_\_ 7. **DO NOT USE FIREPLACES!**
- \_\_\_\_ 8. If you use staples or tape to attach any item – ribbons, crepe paper, etc. to any of the wood pillars, be certain to **REMOVE ALL THE STAPLES, TAPE, RIBBON, CREPE PAPER, etc.** when you take down the items. Leave no evidence you have been there. Cup hooks are provided for the purpose of decorations.
- \_\_\_\_ 9. Stack tables and chairs in designated places or racks.
- \_\_\_\_ 10. Kitchen.
- \_\_\_\_ A. Leave **NO** food in refrigerator or freezer.
- \_\_\_\_ B. Ensure oven is turned off.
- \_\_\_\_ C. Ensure microwave oven is emptied and cleaned.

**EXHIBIT "A"**  
**(Continued)**

\_\_\_\_ 11. Clean up all trash of any kind left outside. Pick up bottle caps, empties of any kind, etc. Empty all trash cans and reline trash cans with new bags.

\_\_\_\_ 12. Remove all trash from building, outside building and parking lot and place in EDHA dumpster. If the function generates more trash than will fit in the EDHA dumpster, remove it from the Premises.

\_\_\_\_ 13. Turn off ALL air conditioning and heating units.

\_\_\_\_ 14. Sweep and mop floors

\_\_\_\_ 15. Ensure bathrooms are clean

\_\_\_\_ 16. Turn off ALL lights, including bathrooms and those under outside covers.

\_\_\_\_ 17. Ensure ALL doors are locked securely and hook cable across parking lot.

\_\_\_\_ 18. LESSEE AGREES TO RETURN KEYS BY \_\_\_\_\_ a.m./p.m., on \_\_\_\_\_, 20\_\_\_\_

**PRINT NAME** \_\_\_\_\_

**ADDRESS** \_\_\_\_\_

**TELEPHONE** \_\_\_\_\_

**SIGNATURE** \_\_\_\_\_