

**EL DORADO HOMES ASSOCIATION (EDHA)  
CLUBHOUSE RENTAL AGREEMENT  
(EDHA Clean)**

This agreement is made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
between EL DORADO HOMES ASSOCIATION INC. (EDHA), a  
non-profit corporation having its office and principle place of business at  
12606 Prima Vista, San Antonio, TX. 78233, hereinafter called "Association"  
and \_\_\_\_\_ residing at  
\_\_\_\_\_, San Antonio, TX, 78233,  
hereinafter called the "Lessee."

WITNESSETH:

The association hereby leases the following premises: The EDHA  
Clubhouse, 12606 Prima Vista, San Antonio, TX 78233 for \_\_\_\_\_ hours  
beginning at 8:00 AM, on \_\_\_\_\_, 20\_\_\_\_ and  
terminating at 2:00 AM, on \_\_\_\_\_, 20\_\_\_\_ to be used for  
the following purposes only: \_\_\_\_\_

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 \$500.00 (Five Hundred 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 with the Clubhouse Manager a \$300.00 (Three  
Hundred Dollar) check payable to the Association. 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, including any instance where any  
of the AC unit(s) are found to be set below 72 degrees. The Clubhouse  
Manager may stop by at any time during the rental period to spot check  
settings of the AC unit(s). The Security deposit will be returned if,  
upon inspection by the Clubhouse Manager, the premises are returned in  
good condition.

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4. Any lessee who sponsors a non resident of El Dorado **MUST** be in attendance during all hours of said sponsored function.
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 over and above the security deposit, if applicable.
6. Lessee shall not 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.
7. The Association does not permit inside or outside the building any signs, advertisement, awnings, or any other projections. The Association 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. Use the cup hooks provided.
8. Lessee agrees that he/she has inspected the premises and finds that the premises are suitable for the use he/she contemplates, and lessee further agrees to indemnify and hold harmless the Association, its officers, employees, agents, and members against any and all liability, suffered to be required to pay by reason of any claims, suits in law or equity, including personal injury, arising out of the use of said premises or entering of this contract, **including claims arising from the Association's own negligence.**
9. The Association, its officers, employees, agents, or members shall not be liable for any damage to property of the lessee or to others, entrusted to the Association, its officers, employees, agents, or members, nor for the loss or damages to any property of the lessee by theft or otherwise.
10. The Association, 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.

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11. The Association, its officers, employees, agents, or members shall not be liable for any damage caused by other lessees or persons in said premises.

12. The Association, 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 Clubhouse as detailed in Exhibit "A" attached hereto and incorporated by this reference for all purposes as is fully set out herein.

14. Lessee agrees to execute at the time of delivery of the keys to the Clubhouse, a receipt for said keys, and attach said receipt to this contract as an exhibit and said exhibit is hereby incorporated into this document by this reference for all purposes as if fully set out herein.

15. Lessee may cancel this agreement by giving written notice to the undersigned representative of the Association 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.

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

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Lessee

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Clubhouse Manager for EDHA

**EXHIBIT "A"**  
**RULES AND REGULATIONS OF THE**  
**EDHA CLUBHOUSE RENTAL AGREEMENT**  
**2026**

- \_\_\_\_\_ 1. No commercial selling or vending for personal profit may be conducted.
- \_\_\_\_\_ 2. Rental of the clubhouse does **NOT** include the patio area or the pool, unless this Exhibit is attached to a Pool Party Contract.
- \_\_\_\_\_ 3. No items may be stored at the clubhouse.
- \_\_\_\_\_ 4. No bathing suits may be worn in the clubhouse under any circumstances, unless this Exhibit is attached to a Pool Party Contract. For Pool Party contracts, no WET bathing suits may be worn in the clubhouse under any circumstances.
- \_\_\_\_\_ 5. No child under the age of ten will be allowed in any part of the clubhouse 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. Turn off ALL air conditioning and heating units.
- \_\_\_\_\_ 10. Turn off ALL lights, including bathrooms and those under outside covers.
- \_\_\_\_\_ 11. Ensure ALL doors are locked securely and hook cable across parking lot.
- \_\_\_\_\_ 12. LESSEE AGREES TO RETURN KEYS BY \_\_\_\_\_ M, \_\_\_\_\_.

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

ADDRESS \_\_\_\_\_

TELEPHONE \_\_\_\_\_

SIGNATURE \_\_\_\_\_