

Tanglegrove Townhouse Condominium Association
Houston, TX.
Clubhouse Lease Agreement

Tanglegrove Townhouse Condominium Association agrees to lease the clubhouse facilities located at 5845 Lynbrook, Houston, TX to _____,
(name of lessee)
from _____ to _____ on the _____ day of _____, 200____, for
(date) (date)
the purpose of _____, for \$50.00 and a \$200.00 deposit.

Lessee agrees to the following rules:

1. The clubhouse shall not be leased for any commercial, religious purpose or venture for profit to benefit the Lessee or guests and no charge shall be collected from the individual unless approved in writing by the Tanglegrove Board of Managers.
2. Lessee will pay all fees prior to occupancy.
3. No more than 50 people are authorized to occupy the clubhouse area at any time during the rental period,
4. The lessee will be personally liable for any damage to clubhouse, clubhouse facilities and surrounding property during the time leased. The Lessee agrees to leave all furniture and fixtures in the same place and condition as when the facilities are leased.. Pushpins or thumb tacks may be used for decorations but shall also be removed where applied. No tape.
5. The Lesser will be held harmless from any damages to the Lease or guests of the Lessee during the term of the lease.
6. Lesser is responsible for the actions of their guest while on Tanglegrove Townhouse Condominium Association property.
7. All guests are expected to abide by the rules set forth in the By-Laws of the Tanglegrove Townhouse Condominium Association. We call your attention to the paragraph reading (Owners....exercise extreme care to avoid making or permitting to be made loud or objectionable noise...nor shall any nuisance, or immoral or illegal activity be committed or permitted...upon any part of the common elements of Tanglegrove Townhouse Condominium Association property).
8. Please respect the privilege of having the key to the Clubhouse. Key shall not be loaned out or copied. If key is lost, lesser shall be charged for changing locks.
- 9. The use of the Clubhouse does not include the use of the swimming pool.**
10. In the event that any provision of this lease must be enforced by legal action, 10% per annum interest and reasonable attorney's fees will be added to the amount of the settlement.

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As a condition of the leasing of the Tanglegrove Townhouse Condominium Association Clubhouse, I, _____ represent to you that I am 21 years of age or older, a property owner or resident (delegated by Property Owner) in the Tanglegrove Townhouse Condominium Association and will abide by the previously stated rules under the following terms:

1. I acknowledge that under this agreement I shall have exclusive use only of the Clubhouse. Use of the swimming pool is not governed by this agreement.
2. I agree to remain on the premises during my lease of the premise...
3. I agree to lock all doors of the clubhouse, turn off lights and air conditioning before leaving the clubhouse.
4. I agree that by 10:00AM of the day following the use of the clubhouse facilities, I will complete the following:
 - a. Remove from the clubhouse, clubhouse facilities and surrounding property, all paper, bottles, trash and other materials.
 - b. Vacuum all carpeted areas and clean carpet where necessary.
 - c. Clean restrooms including fixtures, vanities and floors.
 - d. Repair or pay for all necessary repairs to the clubhouse, the premises around such facilities and furniture, plants, equipment and other personal property in or on the premises, which results from the use of such facilities and premises by me and my guests, excluding items previously reported on a Clubhouse Deficiency List.
5. During my use of the premises, there shall be no music played or broadcast outside the clubhouse. The doors to the clubhouse shall be kept closed. The noise from the source shall not disturb the residents around the clubhouse.
6. During my use of the clubhouse, no additional lighting shall be used.
7. No alcohol is to be consumed by Lessee or their guest in the clubhouse or surrounding property.
8. No grills/barbeque [of any type] may be used by the Lessee or guests in the clubhouse or surrounding property.
9. The Clubhouse may be accessed:

Sunday – Thursday 10:00AM to 11:00PM
Friday, Saturday & Holidays 10:00AM to Midnight

The deposit will be refunded under the following conditions:

1. The clubhouse grounds are left in the same condition as when leased.
2. The premises are vacated no later than 12:00 pm
3. The clubhouse key is returned to a designated representative of the Tanglegrove Townhouse Condominium Association
4. Verification of condition has been made by inspection with the designated representative of the Association and the Lessee.
 1. All terms and conditions of the lease are adhered to.
 2. Deficiencies will be deducted from your deposit as follows:

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- a. carpet cleaning.....\$150.00
- b. carpet.....at cost
- c. touch-up paint.....\$50.00
- d. complete paint.....\$300.00
- e. Cushions cleaned.....at cost
- f. A/C chargeat cost
- g. Sheetrock repair.....at cost
- h. Window repair.....at cost
- i. Plumbing.....at cost
- j. Lock replacement (lost key)....at cost

Lessee shall receive the full amount of security deposit less damages as allowed. Once this agreement is signed each and every provision contained herein is binding upon the parties.

Signature of Lessee

Date

Address of Lessee

Phone number of Lessee

Signature of TTCA Representative

Date

Deficiencies Noted:

Signature of TTCA Representative

Date