



GRS Management, Inc

15280 NW 79TH Court Suite 101

Miami Lakes, FL 33016

PH: (305) 823-0072 Fax: (305) 823-4888

Email: Customer@grsmanagement.com

Website: www.grsmanagement.com

THE MILE APARTMENTS CONDOMINIUM, INC **AGREEMENT FOR THE EXCLUSIVE USE OF THE CLUBHOUSE FACILITY**

Enclosed is the agreement for the exclusive use of the clubhouse, which includes general information regarding the facilities and requirements to reserve them. Please read the following agreement carefully and thoroughly.

Once this agreement is completed and its requirements are met, please return it to the GRS Management, Inc. office (address located in header). Upon receipt, assuming the date of your function is available, your reservation will be booked.

This agreement is made between THE MILE APARTMENTS CONDOMINIUM, INC and the following homeowner(s) who are subject to the following conditions and provisions:

- I. **PERMITTED USAGE:** Only residents/owners of the THE MILE APARTMENTS CONDOMINIUM, INC are permitted to rent the clubhouse. Requests must be submitted at least two (2) weeks in advance. **Owners who are delinquent in any funds due to the Association are not eligible to rent the clubhouse for any function.** Renters wishing to use the facilities must arrange this directly with the unit owner.
- I. **HOURS:** Use of the clubhouse cannot extend beyond 10 PM.
- II. **FEES:**
 - a. **Rental payment:** There is a non-refundable cost for using the clubhouse. If there is a need to cancel the reservation, the user must cancel ten (10) calendar days before the event or forfeit the rental fee. **Cost: \$150.00**
 - b. **Security Deposit:** There is a refundable security deposit of **\$500.00**, refundable once the clubhouse is inspected. Refund will be issued 10-15 business days after the request/inspection.
 - c. **Payable to: THE MILE APARTMENTS CONDOMINIUM, INC**
 - d. **Acceptable forms of payment:** Money order or cashier's check (no cash)
 - e. **Other charges:** Additional monies may be requested to return the facility to its former condition prior to its use, which shall be at the discretion of the Association.
- III. **RULES:** User(s) will comply with all laws of the United States, State of Florida, all ordinances of Miami Dade County and all rules and requirements of the local police and fire departments, as well as those rules which are established in the governing documents of Venetian Gardens at Country Club of Miami Condominium Association, Inc. such as the rules and regulations. Any violation of the rules and regulations of the Association, or those contained within this contract, may result in fees being assessed to your maintenance account. This disclosure serves as an official acknowledgment and agreement for the exclusive rental and use of the Clubhouse Facility located at Venetian Gardens at Country Club of Miami Condominium Association, Inc. By signing this document, the renter agrees to the following terms and conditions:



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- a. **Exclusive Use of Clubhouse Only:** The rental agreement applies only to the Clubhouse Facility. Use of the pool, pool area, fitness center, and business center is strictly prohibited and is not included as part of the clubhouse rental.
- b. **Restricted Access Between Facilities:** During the rental period, entry to or from the pool or fitness center through the clubhouse is not permitted. Guests may not access the pool, pool area, or fitness center via the clubhouse or use the clubhouse to enter these areas.
- c. **Food and Beverage Restrictions:** Any food or drink brought into or served within the clubhouse must remain inside the clubhouse. It is not allowed to carry food or beverages to the pool, pool area, fitness center, or business center. Eating or drinking in these restricted areas while renting the clubhouse is strictly prohibited.
- d. **Noise Control / No Loud Music:** Loud music is strictly prohibited at all times. Volume levels must be kept reasonable to avoid disturbing other residents. Failure to comply with this rule may result in a noise complaint and immediate termination of the rental event.
- e. **Guest Parking:** All guest vehicles must park only in available visitor or open parking spaces located in front of the community. Parking in resident-designated spaces is strictly prohibited. Improperly parked vehicles may be subject to towing at the vehicle owner's expense.
- f. **Supervision of children:** No children are to play in the common areas. All minors must have adult supervision at all times during the course of the event.
- g. **Trash:** Do not leave your party trash or cigarette butts in common areas. The clubhouse must be returned in clean, organized and good condition.
- h. **Alcohol:** No alcoholic beverages are to be consumed outside of the clubhouse. The Association's liability insurance coverage will not cover alcoholic beverages served in the Association's common area.
- i. **Keys:** The keys will be delivered to the unit owner requesting to rent the clubhouse hours before the event. The keys must be returned after the event.

IV. VIOLATIONS AND PENALTIES: Any violation of the above rules will result in immediate forfeiture of the security deposit. The renter will be permanently banned from renting the clubhouse facility. Additional fines or penalties may apply based on the severity of the violation and property management discretion.

V. Indemnification: User hereby agrees to hold the Association harmless and to indemnify it against any public liability which may arise or accrue directly or indirectly by reason of the use by User of the facilities. The Association shall not be responsible for any damage or injury, including wrongful death, that may occur to the user or user's guests, invitees, licensees, agents, servants, or employees, or property from any cause whatsoever, during the period covered by this agreement. User hereby expressly releases the Association that the indemnitor shall further indemnify the indemnitee against any and all claims for liability occasioned by the indemnities' sole negligent act or failure to act by the Association its officers, directors, agents, and/or employees.



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VI. No owner shall hold an activity or function at the recreational area unless the Board of Directors first approves it. Requests are to be submitted in writing to GRS Management, Inc., specifying the date, start and end times, the approximate number of guests, and the nature of the event.

VII. INVENTORY: All items in the clubhouse must be returned in good condition, as delivered (taking into account wall mirrors, windows, and curtains in good condition).

FOR USER TO COMPLETE

Name(s) of Applicant: _____

Property Address: _____

Address of Applicant (if different): _____

Phone Number: _____ Email Address: _____

PARTY / EVENT INFORMATION

Date of Party/Event: _____

Start Time: _____ End Time: _____ Number of Guests Expected: _____

PROPERTY OWNER INFORMATION

If the applicant is a tenant, the property owner must complete the information below.

Owner's Name(s): _____

Owner's Address: _____

Owner's Phone Number: _____

Owner's Email Address: _____

ACKNOWLEDGMENT

By signing below, the applicant and/or unit owner acknowledges that they have read, understood, and agree to abide by all applicable terms, conditions, rules, and requirements associated with this application.

Applicant Signature: _____ Printed Name: _____

Date: _____

Unit Owner Signature (if applicable): _____

Printed Name of Unit Owner: _____

Date: _____



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******FOR OFFICIAL USE ONLY**

PAYMENT & INSPECTION INFORMATION

Rental Payment

Check/Money Order #: _____ Amount Received: \$ _____

Security Deposit

Check/Money Order #: _____ Amount Received: \$ _____

Before & After Event Inventory

Item	Before Event	After Event
Number of Chairs	_____	_____
Number of Tables	_____	_____
Number of Appliances	_____	_____

INSPECTION INFORMATION

POST-EVENT INSPECTION

A post-event inspection will be conducted by an Association representative within **24–48 hours following the event**. Any damage identified during the inspection may be deducted from the **security deposit** in accordance with the Association's applicable rules and requirements.

Inspected By – Print Name: _____

Signature: _____ **Date:** _____



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THE MILE APARTMENTS CONDOMINIUM, INC **ACUERDO DE USO EXCLUSIVO DE LA CASA CLUB**

Se adjunta el contrato de uso exclusivo de la casa club, que incluye información general sobre las instalaciones y requisitos para reservarlas. Por favor, lea el siguiente acuerdo con atención y en profundidad.

Una vez que se complete este acuerdo y se cumplan sus requisitos, devuélvalo a la oficina de GRS Management, Inc. (la dirección se encuentra en el encabezado). Una vez recibida, asumiendo que la fecha de su función está disponible, se hará su reservación.

Este acuerdo se realiza entre The Mile Apartments Condominium Association, Inc. y los siguientes propietarios que están sujetos a las siguientes condiciones y disposiciones:

- I. **USO PERMITIDO:** Solo los residentes / propietarios de The Mile Apartments Condominium Association, Inc. pueden alquilar la casa club. Las solicitudes deben enviarse con al menos dos (2) semanas de anticipación. **Los propietarios que estén atrasados en los fondos adeudados a la Asociación no son elegibles para alquilar la casa club para ninguna función.** Los inquilinos que deseen utilizar las instalaciones deben hacer arreglos directamente con el propietario de la unidad para hacer arreglos en su nombre.
- II. **HORARIO:** El uso de la casa club no puede extenderse más allá de las 10PM.
- III. **TARIFAS:**
 - a. **Tarifa para Alquilar:** Hay un costo no reembolsable por usar la casa club. Si es necesario cancelar la reserva, el usuario debe cancelar diez (10) días calendario antes del evento o perderá la tarifa de alquiler. **Costo: \$150.00**
 - b. **Pagadero a: The Mile Apartments Condominium Association, Inc.**
 - c. **Depósito de Seguridad:** Se requiere un depósito de seguridad reembolsable de **\$500.00**. El depósito será reembolsado una vez que se haya realizado la inspección del **salón de eventos (clubhouse)** y se haya verificado que se encuentra en condiciones satisfactorias. El reembolso será emitido dentro de **10 a 15 días hábiles** después de la solicitud y de haberse completado la inspección.
 - d. **Formas de pago aceptables:** Giro postal o cheque de caja (no se acepta efectivo)
 - e. **Otros cargos:** Se puede solicitar dinero adicional para devolver la instalación a su condición anterior antes de su uso, lo que quedará a discreción de la Asociación.
- IV. **REGLAS:** Los usuarios cumplirán con todas las leyes de los Estados Unidos, el estado de Florida, todas las ordenanzas del condado de Miami Dade y todas las reglas y requisitos de los departamentos de policía y bomberos locales, así como las reglas que se establezcan en los documentos del Condominio, The Mile Condominium Association, Inc., como las reglas y regulaciones. Cualquier violación de las reglas y regulaciones de la Asociación, o aquellas contenidas en este contrato, puede resultar en que se apliquen tarifas a su cuenta de mantenimiento. A continuación se muestra un conjunto de reglas que se deben seguir junto con el alquiler de la casa club. A continuación se muestra una lista de las reglas que el usuario acepta respetar, además de 1) la ley federal / estatal y 2) las reglas de los documentos de la Asociación.



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- a. **Supervisión de niños:** Los niños no pueden jugar en las áreas comunes. Todos los menores deben tener la supervisión de un adulto en todo momento durante el transcurso del evento.
- b. **Basura:** No dejes la basura de tu fiesta o colillas de cigarrillos en áreas comunes. La casa club debe devolverse limpia, organizada y en buenas condiciones.
- c. **Alcohol:** No se deben consumir bebidas alcohólicas fuera de la casa club. La cobertura del seguro de responsabilidad civil de la Asociación no cubrirá las bebidas alcohólicas que se sirvan en el área común de la Asociación.
- d. **Llaves:** Las llaves se entregarán al propietario de la unidad que solicita alquilar la casa club horas antes del evento. Las llaves deben devolverse después del evento.

V. INDEMNIZACIÓN: El usuario se compromete a mantener indemne a la Asociación y a indemnizarla frente a cualquier responsabilidad pública que pudiera surgir o devengar directa o indirectamente con motivo del uso por parte del usuario de las instalaciones. La Asociación no será responsable de ningún daño o lesión, incluida la muerte por negligencia, que pueda ocurrir al usuario o invitados del usuario, invitados, licenciarios, agentes, sirvientes o empleados, o propiedad por cualquier causa, sea cual sea, durante el período cubierto por este convenio. Por la presente, el usuario libera expresamente a la Asociación de que el indemnizador indemnizará aún más al indemnizado contra todas y cada una de las reclamaciones por responsabilidad ocasionadas por la negligencia exclusiva de las indemnizaciones, el acto o la falta de actuación de la Asociación, sus funcionarios, directores, agentes y / o empleados.

VI. Ningún propietario podrá realizar una actividad o función en el área recreativa a menos que la Junta Directiva lo apruebe previamente. Las solicitudes deben enviarse a GRS Management, Inc., por escrito, especificando la fecha, las horas de inicio y finalización, el número aproximado de invitados y la naturaleza del evento

INVENTARIO: Todos los artículos de la casa club deben devolverse en buenas condiciones, tal como se entregaron (teniendo en cuenta los espejos de pared, ventanas y cortinas en buen estado)

LEGAL NOTICE/AVISO LEGAL

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