

Unit No: _____ Today's Date: _____

Renaissance I Association, Inc. Common Element Reservation Agreement

Date of Room Use: _____ Facility Requested: _____

Time: From _____ To _____ Type of Event _____

Number attending: _____ Do you personally know all of the attendees: _____
(A list of names of all attendees must be provided 24 hours in advance)

Will attendance be charged for this event? _____ Will food be served or provided? _____

If applicable, name of caterer: _____. Caterer must provide to the Association a copy of its workers compensation insurance, liability insurance coverage and any specific insurance, permits and licenses for the service of alcohol at this location. The Association shall have the authority to require that the Resident obtain a special event liability insurance policy, including coverage of alcohol service (both host and cash bar sales) as a condition of entering into this Agreement. Renaissance I Association, Inc. must be named as additional insured.

Alcoholic Beverage Service:

Cash Bar Requirements: Caterer with ABT Permit and/or license and a Florida licensed bartender;

Host Bar: Resident provides alcoholic beverages and assumes legal responsibilities for attendees. Resident understands that state law prohibits the consumption of alcohol by persons under the age of twenty-one (21), and Resident is responsible for any and all persons that are in violation of said law during use of the Facilities.

For events of 20 or more attendees, resident host must reimburse the Association for the cost of hiring security and/or housekeeping for the event. Under no circumstances shall the number of attendees, including catering staff, entertainment, etc., exceed _____ people.

This Reservation Agreement ("Contract") by and between RENAISSANCE I ASSOCIATION, INC. ("Association") and _____ (Resident), dated this _____ day of _____, 20____, is for the purpose of reserving and using the common element facilities in RENAISSANCE 1, known as ("Facility"). It is expressly understood this Contract is between the Association and the above named Resident and for this use only. The Resident will be responsible for all damages, if any, to the Facility. Prior to the Resident taking possession of the Facility, the Resident and Association's designated representative, together, may inspect the Facility for pre-existing damage, and if found, the details shall be noted on the reverse side of this agreement. The next business day, the Association's designated representative, and Resident, if Resident so desires, will re-inspect the Facility for damage

The Resident shall be present at all times during the time period described above, and will oversee the conduct of all participants. The Resident assumes all responsibilities, risks, liabilities and hazards incidental to use of the Facilities (including by not limited to the serving of alcoholic beverages) and irrespective of any acts or omissions by the Association or its agents, whether negligent, intentional or otherwise. The Resident shall be responsible for all damages and liabilities caused by Resident or participants and guests. The Resident shall at all times indemnify, save harmless and defend Association from and against any and all financial expenses, lawsuits, claims, liabilities, losses, costs, judgments, damages and expenses (including reasonable interest and attorney's fees) which Association may suffer, sustain or incur by reason of the Resident's use of the Facilities. Resident bears responsibility for any personal injuries sustained by Resident or Resident's guests or participants in the function. Resident is responsible for any lost, damaged, or stolen personal property during the time of the function.

SECURITY DEPOSIT:

- **Twenty (20) people or less, no deposit is required.**
- **If food and beverage is served, a \$250 deposit is required for groups of 20 or less.**
- **Any group over 20 people will require a deposit of \$500.**

The deposit will be returned if the room is restored to its original clean and undamaged condition after the event is over. Damages and cleanup are the responsibility of the resident who sponsors the reservation. Repair and or clean up of any damages will be deducted from the deposit check if Resident fails to sufficiently repair the damage. Resident must be present for the duration of the event.

USE OF FACILITY

Resident shall abide by the rules governing the Facility and shall not permit any nuisances. Except for guest suite use, Resident will quietly surrender possession of the Facility by 10:00 p.m., or later, if by special written approval of the Association. Resident will cause all guests to abide by any and all rules now established or may be established by the Association.

Resident shall not have any right to use the Facility for any commercial or gambling endeavor. Resident shall not use the Facility for any unlawful purpose. Resident shall not have any right to sublet the Facility to any outside individuals, agencies, groups or associations. Attendees are restricted to the facilities so noted on this agreement. Smoking is prohibited except in areas specifically designated as smoking areas by the Association.

All attendees parking for this event will be limited to non-reserved open spaces located on Renaissance I property. For events expecting more than 20 vehicles, the Resident must arrange in advance for parking valet or management assistance. A list of attendees must be provided for all non-residents a minimum of 24 hours in advance.

Absolutely no glass containers may be brought onto the pool patio, pool deck or grill areas. The pool and spa areas are off limits to attendees at all times.

Resident, guests, attendees, contractors, entertainers, musicians, or caterers may not use the loading dock, service elevator hallway, residential lobby, or any common element rooms to stage or store catering, food or service equipment, furniture, chairs or tables. Ice sculptures, beer kegs and coolers are not permitted.

No upholstered furniture, couches, side tables or carpeting may be moved or repositioned. Individual side chairs and four-seat tables may be repositioned within the designated room, but they must be returned to their original location at the end of the event. A limited number of banquet tables and folding chairs are available for your use in the Club Room and Multi-Media Room only and must be requested a minimum of three (3) working days in advance of the event. The staff will give the resident host access to folding tables and chairs and the resident host is responsible for the set-up and return of the tables and chairs.

Should removal of furniture be necessary for your event, the labor charges for this service are as follows:

Monday through Friday during normal work hours of 8:00 a.m. to 4:00 p.m. - \$50.00 for furniture removal and \$50.00 for furniture replacement. After business hours on weekdays and at all times Saturday and Sunday - \$100.00 for furniture removal and \$100.00 for furniture replacement.

Note: Except in extenuating circumstances, set-up and tear down must occur within four (4) hours of the function unless the function is scheduled prior to 9:00 am or extends after 4:00 pm.

Set up assistance must be requested a minimum of three (3) days in advance of the event.

Loudspeakers, amplified musical instruments, public address systems, and live musical performances of any type must be approved by the Property Manager at least three (3) days in advance of the event and may not interfere with the quiet enjoyment of residents in the building.

The Association shall have the right to enter into the Facilities and to terminate use at any time, and require all participants and attendees to immediately vacate the condominium property if such use violates this Agreement or the Association's governing documents, or if the activity endangers the health or safety of any person or property, or if any conduct violates any local, state, or federal law.

Resident's Signature: _____

Printed Name of Resident: _____

Unit Number _____ Date: _____

Renaissance Approval:

Signature: _____

Date: _____

Printed name: _____