

**FISHHAWK RANCH COMMUNITY DEVELOPMENT  
DISTRICT FACILITY RENTAL AGREEMENT**

Theater  
5721 Osprey Ridge Drive  
(34 Person Capacity)

Today's Date: \_\_\_\_\_  
Type of Party: \_\_\_\_\_

Reserved Date: \_\_\_\_\_  
Number of Guests: \_\_\_\_\_

Time Reserved (check one):     **12:00 pm to 5:00 pm**     **6:00 pm to 11:00 pm**  
Alcohol Served (check one):  **Yes**     **No** (Alcohol can be added up to 14 days prior to the rental.)  
I request the use of the DVD player (check one):     **Yes**     **No**  
Outside vendor performing a service: (check one):     **Yes**     **No**    Insurance certificate received:  **Yes**     **No**

**AMENITY RENTALS ARE FOR PATRONS OF FISHHAWK RANCH CDD ONLY**

- 12:00 pm to 5:00 pm: \$75.00 Rental Fee + tax (additional time: \$15 per hour\*\*) and \$200 deposit
- 6:00 pm to 11:00 pm: \$125.00 Rental Fee + tax (additional time: \$25 per hour\*\*) and \$200 deposit
- \*A cleaning and sanitizing fee of \$75.00 will be taken out of the deposit.**
- \*\* additional time can be added up to 14 days prior to the rental date.
- If Alcohol is being served: Additional \$100.00 surcharge.

Patron's Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

**Please read and initial each line.**

1. Masks are required when inside the building. \_\_\_\_\_
2. A covid waiver must be signed by all attendees. \_\_\_\_\_
3. I agree to present my facility access card to the staff person upon my arrival at the facility. \_\_\_\_\_
4. I understand that my reserved times include set up and clean up time. \_\_\_\_\_
5. I will not arrive earlier than the specified reserved time. \_\_\_\_\_
6. Theater rental does not include use of the kitchen facility. \_\_\_\_\_
7. I understand that no wet bathing suits are permitted in the facility. \_\_\_\_\_
8. Theater equipment may only be operated by a District employee. \_\_\_\_\_
9. I must supply all party products. This includes: tablecloths, plates, napkins, cups, etc. The District will supply cleaning supplies and garbage bags. \_\_\_\_\_
10. Only dry snacks and drinks with lids are permitted in the Theater. E.g., birthday cake with icing is not allowed. \_\_\_\_\_
11. All guests and minors must be supervised at all times. \_\_\_\_\_
12. Glitter, confetti, silly string and smoke machines are not permitted in any District facility. \_\_\_\_\_
13. Helium balloons are NOT permitted. No Exceptions. \_\_\_\_\_
14. Tacks, adhesive putty, scotch tape or any other wall damaging material will NOT be permitted. The District will supply painter's tape for wall hangings and decorations. \_\_\_\_\_
15. Lit decorative candles (other than cake candles) are not permitted in any District facility. \_\_\_\_\_
16. I am aware that using the District facilities for monetary purposes is NOT permitted. This includes but is not limited to: Fundraisers, home based parties, exchange of goods and services, business promotions, etc. This exclusion does not apply to business/networking meetings. \_\_\_\_\_
17. I understand that I am responsible for any damage or change in the condition of the facility, including \_\_\_\_\_

- restrooms, caused by me or my guests. I also agree to be responsible for the conduct of my guests and understand that the rental of the above-mentioned room does not include use of the full facility. \_\_\_\_\_
18. I agree to give notice of cancellation at least 30 days in advance or my rental fee will be forfeited. \_\_\_\_\_
  19. My rental will NOT be permitted to start, and no one will be permitted in the facility until I arrive and sign the check-in paperwork. \_\_\_\_\_
  20. I understand that, unless the alcohol surcharge has been paid, I may not have alcohol on the premises. If alcohol is on the premises, the surcharge will be deducted from my deposit. \_\_\_\_\_
  21. I understand failure to uphold any portion of this agreement may result in the forfeit of my \$200 deposit, as well as any costs incurred in excess of the deposit amount. Furthermore, I understand I may lose all privileges if the above regulations are not followed. \_\_\_\_\_
  22. I understand that my guests and I are permitted to use the pool/other amenities. However, these amenities are not considered part of the rental. Inability to use these areas due to inclement weather, maintenance, capacity restrictions, etc. will NOT result in the return of the rental fee. Other patrons and their guests are still permitted to use the pool and other amenities during my event. Normal closing times will apply to all amenities. If the pool facilities or other amenities are used by me or my guests, these areas must be vacated at closing time or the end of my rental period, whichever is earlier. \_\_\_\_\_
  23. If my event runs longer than scheduled, a fee of \$15.00 per 15 minutes, or fraction thereof, will be charged. These charges will be deducted from my deposit. \_\_\_\_\_
  24. As further consideration for the District's permission to the Renter, its agents, employees and invitees to use the Clubhouse, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify and hold harmless the District, its agents or employees, from any and all claims for loss, damage or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Clubhouse in whatever manner the loss, damage or injury may be caused and whether or not the loss, damage or injury may be caused, occasioned or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this agreement to defend, indemnify and hold harmless applies to any and all claims for loss, injury or damage caused solely or partially by the negligence of the District, their agents or employees. \_\_\_\_\_
  25. Any outside vendor performing a service at your function must provide the FishHawk Ranch Community Development District with a Liability Insurance Policy listing \$1,000,000 per occurrence and \$2,000,000 general aggregate. The policy must also name the District as an additional insured. \_\_\_\_\_
  26. FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT SUPPORTS A NO ALCOHOL POLICY. HOWEVER, IF ALCOHOL IS SERVED, IT IS THE UNDERSIGNED PATRON'S RESPONSIBILITY FOR ANY AND ALL ACTIONS OF THE PATRONS AND GUESTS. ANY VIOLATIONS OF THE RULES OF THIS AGREEMENT OR THE FACILITY RENTED WILL CAUSE THE UNDERSIGNED TO LOSE ALL OR A PORTION OF THEIR DEPOSIT MONIES.

**I HAVE FULLY READ AND UNDERSTAND ALL OF THE ABOVE RULES AND REGULATIONS CONCERNING MY FACILITY RENTAL AT FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT. I CERTIFY THAT I AM A FISHHAWK RANCH CDD PATRON AND WILL BE AT THE TIME OF THE RENTAL AND THAT I MUST BE PRESENT FOR THE ENTIRE EVENT, FROM SET UP UNTIL COMPLETION OF CLEAN UP.**

Office Use:

\$200.00 Deposit: Date Received: \_\_\_\_\_

Rental Fee: Amount: \$ \_\_\_\_\_ Date Received: \_\_\_\_\_

Calendar Wiz: \_\_\_\_\_ Email Sent: \_\_\_\_\_ Access Card Verified: \_\_\_\_\_

\_\_\_\_\_  
Patron Signature

\_\_\_\_\_  
FishHawk Ranch CDD Representative