

The Orchard of Countrywoods

P.O. Box 847, Draper, UT 84020
Accounting: 801-523-9740 / Maintenance: 801-273-8075
Website: TheOrchardofCountrywoods.com

Date of Reservation: _____ Number of Guest: _____

Resident's Name: _____ Work Phone: _____

Address: _____ Home Phone: _____

Rental Fee: \$ _____ Deposit: \$ _____ Total: \$ _____

The Orchard of Country Woods Social Center is only available for rent to the residents of the community and only so long as they are in attendance at the function. Reservations will be CONFIRMED only upon receipt of the rental fee and the deposit, which must be received in the management office at least on (1) week prior to the reservation date. Verbal or written requests will be tentatively placed on the calendar pending payment of the fee and deposit. The rental of the Social Center is strictly on a first come first payment basis. The H.O.A. management committee reserves the right to cancel a reservation or accept another reservation upon payment of fees. The rental of the Social Center entitles the renter to exclusive use of the upstairs area ONLY, and use of the downstairs restroom during regular hours. The downstairs area, i.e., hot tub, weight room and swimming pool are open and accessible during regularly scheduled hours to all residents even though the center may be reserved. USE of these facilities is NOT included in the contract rental of the Social Center and abuse of this policy will result in immediate termination of the contract, loss of deposit and/or other justified fines determined by the management committee.

Schedule of Fees

(Rental and Deposit must be written in two (2) separate checks)

| | | |
|----------------------|-----------------------|-------------------|
| Parties of 1 to 15 | Rental Fee: \$.00 | *Deposit \$200.00 |
| Parties of 16 to 30 | Rental Fee: \$ 25.00 | *Deposit \$200.00 |
| Parties of 31 to 50 | Rental Fee: \$ 50.00 | *Deposit \$200.00 |
| Parties of 51 to 100 | Rental Fee: \$ 100.00 | *Deposit \$200.00 |
| Weddings/Receptions | Rental Fee: \$ 200.00 | *Deposit \$200.00 |

(*Deposit checks will be held until after the inspection of the center.)

In agreement thereof I, _____, having read the above agreement and inspected the facilities and furnishings assume all liability for damages with the exception of those I've listed on the back, and understand that I am responsible for the action of my guests and any damage or complaints which result from its use. I also understand that it's my responsibility to comply with the above agreement and to restore the Social Center to it's original condition and that failing to do so could result in the loss of my damage deposit and termination of future use. I further agree to pay for any damage and cleaning in excess of the deposit and any legal costs incurred in the event legal action is required for recovery of damages.

The fire code limits the usage of the upstairs portion of the Center to 100 people maximum.

The Orchard of Countrywoods Condominium
P.O. Box 847, Draper, UT 84020

Social Center Deposit Refund Policy

Refund policy must be read and signed before reservation is confirmed.

Name _____ Reservation Date: _____
(please print name)

To secure your rental deposit refund you must follow the "Rental Agreement" in it's entirety and the following must be completed immediately after the social function. You will need to bring your own wash cloths, towels and cleaning supplies.

1. Vacuum carpet. (Vacuum is located in the utility closet.)
2. Pick up any litter, pop cans, etc.
3. Empty and clean the freezer and refrigerator.
4. Clean the kitchen sink and countertops.
5. Clean the oven and stove.
6. Wash the kitchen floor.
7. Replace all existing tables and chairs in an organized manner.
8. Replace all pool table equipment in the utility closet. Make sure the game tables are in their original positions and that the game area is neat and clean.
9. Account for all folding chairs (1-29) and tables (1-4) and stack neatly in the utility closet behind the fireplace.
10. Place all refuse in plastic garbage bags and place in dumpsters, which are Located in the northwest corner of the complex by the RV parking lot.
11. Close and lock any doors and or windows that were used by you or your group. Turn off lights as you exit.
12. Deposit key in the mail slot of the management office.

A member of the management committee will inspect the center on the following day. If for any reason it is not acceptable, a \$20.00 per hour cleaning charge will be assessed and taken out of the deposit. After everything is found to be acceptable, your deposit will be returned within five (5) workdays following the function.

I, having read the above Refund Policy, sign in agreement that I assume all financial responsibility for cleaning and damages in excess of the deposit.

Signature: _____
Renter of Social Center