

**RENTAL AGREEMENT – QUAIL POINT LODGE - \_\_\_\_\_(Room)**

In consideration for the use of Quail Point Lodge facilities for the specified period:

DATE \_\_\_\_\_ **RENTAL IS FOR THE ACTUAL DATE OF EVENT ONLY.**

Time Out: Midnight

(A midnight curfew will be strictly enforced. Music must end by 11:00 PM.)

**I AGREE:**

1. To pay in advance \$ \_\_\_\_\_ rental fee for each day, or part thereof, that I use the facilities.
2. To pay in advance an additional \$ **300.00** security and key(s) deposit. This deposit will be refunded when premises are inspected and found to be in the same condition as when I rented them and key(s) are returned within five (5) days of rental. I agree that any damages, nail holes, staples, etc. caused by my use of said facilities will be repaired and the cost of same will be deducted from this security deposit. If damages exceed the security deposit, I agree to pay for them within five (5) days of receipt of invoice.
3. No directional signs, flags, banners, streamers, ribbons, etc. will be allowed. Exterior decorations, balloons, etc. must be removed immediately following the function. **No bird seed** shall be thrown within the building. **No glitter or silly string** shall be used within the building. **No rice and no marshmallows** shall be thrown outside the building. **No smoke machines** are allowed. The use of any of afore-mentioned items will cause all or a portion of the damage deposit to be forfeited. **No pets** allowed in the building. Folding tables and chairs belonging to the POA shall not be taken from the building without prior arrangement with POA office. **Photos or other art work hanging in building may not be removed from the walls.**
4. Kitchen facilities at Quail Point are limited and non-commercial. There is not an in-sink grinder or grease trap; bulk food preparation and cleanup must be done off premises. There are two refrigerators, two stoves, two warming units, two microwaves, and a commercial ice machine. Removal of warming oven trays from facility is **not** permitted.
5. Rental fee must be paid when facility is reserved. Check will be deposited. If canceled thirty (30) days or more prior to rental date, 50% of the rental fee will be refunded; otherwise, the entire amount will be forfeited.
6. Quail Point is a **smoke-free facility, with no smoking inside the building, on the terrace, or the pavilion.** There are two designated smoking areas outside: one in back on South end of building and one in front near the center of building.
7. HORSESHOE BAY PROPERTY OWNERS' ASSOCIATION, INC. does not condone or allow any City, County or State laws to be violated. Any violations that may occur during my stay will be totally my responsibility.
8. The Horseshoe Bay Property Owners' Association, Inc. is not responsible or liable for property or personal items left on the premises following your event. **Please take time to make a final search before you leave the premises.**

**Signed contract with rental fee must be returned within fifteen (15) days or facility will not be reserved. Key must be picked up between hours of 9:00 AM & 3:00 PM (Mon-Fri) and returned to POA office before deposit can be refunded to you.**

Type of Event \_\_\_\_\_ Signed \_\_\_\_\_ Date \_\_\_\_\_

Lot Number \_\_\_\_\_ Printed \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**FEES:**

Rooms: Lake, Oak, Lodge, Mesquite, (M-T-W-Th) per room, per day	\$ 150.00
For all four rooms together, per day (M-T-W-Th)	600.00
Pavilion Only (M-T-W-Th), per day	150.00
Weekend, Entire Facility + Pavilion (Fri, Sat OR Sun), per day	1,000.00
Refundable Damage Deposit Fee:	Equal to rental to maximum of \$ 300.00
*Set-up/Take-down/Clean-up, per room	Minimum \$150 to maximum of 300.00

**\*There is a mandatory clean-up fee per room of minimum \$150 to maximum \$300, payable by *separate check* to "The Professionals". This fee includes cost of setting up, clearing, putting away tables and chairs, and removal of trash. This check will be held in our file with your Rental Agreement until event date.**

FEES PAID \$ \_\_\_\_\_ Check # \_\_\_\_\_ SET/CLEAN PAID \$ \_\_\_\_\_ Check # \_\_\_\_\_

**HORSESHOE BAY PROPERTY OWNERS' ASSOCIATION, INC.**  
**P O BOX 7773 HORSESHOE BAY TX 78657**  
**Phone 830-598-8795 / Fax 830-598-8256**  
**Website: [www.hsbpoa.org](http://www.hsbpoa.org)**

(Room/Area being reserved) \_\_\_\_\_