

**Peaceful Valley Property Owners' Association, Inc.**

**Lodge/Gazebo Rental Agreement**

EMERGENCY NUMBERS: Gary Hacker 314-809-5118 or Dan Hoemeke, 314-973-6116

Member Name: \_\_\_\_\_

Address \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: (        ) \_\_\_\_\_ Cell: (        ), \_\_\_\_\_

Membership Number: \_\_\_\_\_

Date of Rental: \_\_\_\_\_ Time of Rental: \_\_\_\_\_ to \_\_\_\_\_

Expected Number of Guests: \_\_\_\_\_ (Maximum Participants: Lodge (50 Up/50 down),  
Gazebo (15 inside, no outside limit))

The Peaceful Valley Lake Estates Lodge or Gazebo (exclusive of the swimming pool, recreation area and offices), is rented upon the following terms and conditions:

(1) The renting party shall pay (check one)

- ☐ \$75.00 for the use of the Lodge
- ☐ \$25.00 for the use of the Gazebo.

(2) The renting party shall pay a \$200.00 security deposit for the Lodge or \$50.00 for the Gazebo to be returned after inspection and approval of a PVPOA board member or employee

(3) The Lodge and Gazebo are designated no-smoking areas in accordance with Missouri statutes. There is no smoking or use of smokeless tobacco or electronic cigarettes within the Lodge or Gazebo, nor within 20 feet of any entrances to the facilities.

(4) The fireplace in the lodge is inoperative, so no use of the fireplace is allowed. No candles or other open flame is allowed in either the lodge or gazebo. Gelled food warming canisters are allowed.

(5) The renting party shall not use the Lodge or Gazebo facilities to cause a nuisance or peace disturbance to the residents of Peaceful Valley Lake Estates. Quiet hours are between 11:00 PM and 7:00 AM on Fridays and Saturdays, and 10:00 PM to 7 AM on other days. Failure to adhere to this will cause the deposit to be forfeited. Additionally, to ensure proper use of the premises, the agents and guards employed by Peaceful Valley Lake Estates shall have the authority to enter the premises at any time during rental of Lodge or Gazebo.

(6) The renting parties agree to clean and return the Lodge or Gazebo to its pre-rental condition following the event by no later than 10 am the following morning (as approved by the attached check list).

(7) The Member renting the Lodge or Gazebo must be present at all times during the usage period or the deposit will be forfeited.

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(8) Make sure all doors and windows are locked before leaving. Never leave lodge unlocked and unattended. There will be a \$25.00 charge for each window or door left open or unlocked.

(9) No tape or other adhesive shall be used on any painted surface. Nothing hung from the fans. Nothing shall be posted on any of the doors. There is no use of glitter or confetti. There will be a \$25 cleaning charge deducted from the deposit if in violation.

(10) All trash shall be taken to the dumpster by the maintenance sheds. Bags are furnished in the kitchen. There is a \$25.00 charge deducted from the deposit if trash is left in the Lodge or Gazebo.

(11) The Lodge entrance key code and kitchen key or the Gazebo key can be picked up from the Office during normal business hours the week prior to the event.

(12) Cleaning equipment is in Utility Closet located in the Women's Restroom.

(13) Renter assumes full responsibility for any damage to property, fixtures or equipment in the Lodge or Gazebo if caused by the member, member's guests or uninvited intruders.

(14) Renter agrees to indemnify and hold harmless Peaceful Valley Property Owners' Association, Inc. or any of its agents, representatives or employees from the consumption of alcohol or other intoxicants by the renters, renters' guests or uninvited intruders.

(15) Renter agrees to hold harmless Peaceful Valley Property Owners' Association, Inc. or any of its agents, representatives, or employees from any claims which may arise out of an accident, injury, or exposure to COVID-19 when renting the Lodge or Gazebo. This includes any claim which may arise out of property damage or loss while storing items at the Lodge/Clubhouse or Gazebo.

(16) The use of illegal substances is strictly prohibited. The use of illegal substances will result in the immediate termination of the event, Sheriff notification of the infraction, and forfeiture of the security deposit.

(17) Renters must ensure that participants follow state health and social distancing guidelines that are in effect at the time of the rental.

I, the undersigned, am responsible for any damage that might occur to the Lodge or Gazebo. If any damage occurs, the deposit will be used toward payment of such damages and I will be responsible for all damages, even if in excess of the amount of deposit. I have read the rules and regulations as outlined above and understand that failure to abide by these rules and regulations will result in revocation of contract privileges and forfeiture of any fees paid (including deposits).

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Member Name

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Date