

KEY VISTA

SPECIAL EVENT AGREEMENT

Name: _____

Phone: _____

Address: _____

Type of Event: _____

Mon Tues Wed Thurs Fri Sat Sun

Event Date: _____

Select the location and time from the options provided.

Approx. Attendance: _____

Time Slots: 11 AM - 4 PM | 4:30 PM - 9:30 PM

Event Time: _____ TO _____

Event Locations: Ballroom | Pool Deck | Both

Location: _____

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: KEY VISTA MASTER HOA

Usage Fee: \$50 | \$100 | \$500 Paid: _____

Usage Fee can be paid with a check or a card.

Deposit: \$200 | \$400 | \$500 Paid: _____

Deposit **MUST** be paid with a check.

playground side picnic table | volleyball court picnic table

One location for up to 20 guests: \$50 usage fee and \$200 deposit; for up to 49 guests: \$100 usage fee and \$400 deposit. Both locations have up to 49 guests: \$500 usage fee and \$500 deposit. An additional \$75 usage fee applies for any holiday.

Parking at the Clubhouse is limited to a first-come, first-served basis. The lot has 38 spaces, which may not be reserved for an event. Overflow parking is available at the J. Ben Harrill Recreation Complex, 2830 Gulf Trace Blvd. No overnight parking is permitted.

All time slots include set up and clean up. For any event booked in the ballroom that wishes to use the pool, both areas must be reserved for the appropriate usage fee and deposit.

Reservations in both the ballroom and pool, one picnic table, and one table under the pool deck patio are included. You can select the area closest to the playground or nearest to the volleyball court (smoking section).

If an event reserves only the pool, it will include one picnic table and one table adjacent to the picnic table. You have the option to choose the area closest to the playground or nearest to the volleyball court (designated smoking section).

**AGREEMENT AND PAYMENT MUST BE RECEIVED AT LEAST 48 HOURS IN ADVANCE OF THE EVENT
APPROVAL FROM THE BOARD OF DIRECTORS IS REQUIRED IN ADVANCE FOR ANY EQUIPMENT**

By signing this document, the resident acknowledges understanding and recognizes responsibility to ensure that all attendees comply with the rules and fulfill the agreed-upon cleaning duties. The resident affirms that set-up will not be permitted before the allocated time, and designated areas will be cleaned within the reserved timeframe.

KEY VISTA RESIDENT SIGNATURE

DATE

KEY VISTA

SPECIAL EVENT AGREEMENT

INITIAL

_____ • Reservation for all events must be made by a Key Vista Resident, and the resident must be present during the scheduled event. Violations will result in a non-refundable charge of the maximum fee of \$150.

_____ • All doors must always remain closed to avoid forfeiting your deposit. Propping or leaving the doors open undermines the security of the building. You **MUST** open the doors for your guests.

_____ • Clubhouse rules are mandatory and will be enforced. All Residents and Guests must, at the very least, wear a cover-up or shirt and footwear while inside the Clubhouse. It is strictly prohibited to enter the Clubhouse at any time wearing wet pool attire, except when in the locker rooms.

_____ • DJs and loud music are not permitted after 9:30 PM except for holiday and community events.

_____ • Grills or cooking devices of any kind are **not** permitted on the pool deck at any time.

_____ • Glasses of any kind are not allowed in the pool area, per Florida state law. Only paper and plastic cups are permitted. It is your responsibility to ensure that individuals under the age of 21, attending your event or party, do not consume alcoholic beverages.

_____ • Sweeping, mopping, and properly disposing of all trash in the dumpster located in the parking lot behind the fenced enclosure is required. The reserved area(s) should be left in a neat and clean condition, as it was before the event.

_____ • You are responsible for supplying and disposing of your own party supplies. It's important to note that confetti and glitter can be challenging to clean.

_____ • Decorations must be secured using only transparent scotch wall tape, masking or painters' tape and must be removed during cleanup. Use of nails, thumbtacks, staples, or double-sided mounting adhesive is not permitted.

_____ • The clubhouse, parking lot, pool, and spa close at 10:00 PM, requiring that your party is cleaned up and vacated by the end of your reservation to avoid forfeiting your deposit. Reserved events exclude reservations of the game room, gym, yoga room, pool deck, and other amenity areas. Key Vista residents have access to all areas of the clubhouse and pool during an event.

_____ • Failure to abide by all the rules will result in the forfeiture of your deposit.

I, _____, agree to all the terms outlined in this Special Event Agreement, which includes adherence to **ALL** the rules and cleaning responsibilities. Any breach of these terms may result in penalties, including forfeiture of the deposit and possible suspension from future reservations.

KEY VISTA RESIDENT SIGNATURE

DATE

KEY VISTA

SPECIAL EVENT INDEMNITY AGREEMENT

This Indemnity Agreement is made this _____ day of _____ 20____, by and between _____ (INDEMNITOR) and KEY VISTA MASTER HOA, INC., a Florida not-for-profit corporation (INDEMNITEE).

INDEMNITEE agrees to allow INDEMNITOR to use the Clubhouse for extraordinary purposes and agrees to between the parties from time to time. For dollars _____ (\$____.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged.

INDEMNITOR agrees to indemnify and hold harmless INDEMNITEE as follows:

INDEMNITOR undertakes to indemnify INDEMNITEE and hereby agrees that INDEMNITOR shall forever defend and indemnify INDEMNITEE and hold INDEMNITEE harmless from and against any and all injuries, losses, claims, actions, damages, liabilities and expenses (including attorney's fees and court costs) to persons or property arising from any and all obligation, liability or responsibility under the laws of the State of Florida, and any other state of the Unites States, and of the United States of America, for, from, upon, under, on account of, or growing, or arising out of said claims or action, including, but not limited to all damages, losses, costs, charges, and expenses of every kind, nature and character, now existing or hereafter arising, known or unknown, or hereafter becoming known, accrued or hereafter accruing, resulting directly or indirectly, proximately or remotely from any and all matters and things embraced in said claims and in said action relating to and resulting from the INDEMNITOR's use of the Clubhouse.

IN WITNESS WHEREOF, the Parties have executed this Agreement.

INDEMNITOR

INDEMNITEE

KEY VISTA RESIDENT

KEY VISTA MASTER HOMEOWNERS' ASSOCIATION, INC.

NATASHA SANTIAGO, MANAGER

PRINT NAME

SIGNATURE

SIGNATURE

DATE

DATE