

# Evergreen Shores Beach Club

7540 Lakeside St SW, Olympia WA 98512  
360-956-9568 / Fax 360-956-3250

## **COMMON AREA RENTAL AGREEMENT**

*Please be sure to read all items before signing.*

Lot Owner/Renter Name: \_\_\_\_\_ Lot #(s): \_\_\_\_\_  
Address: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone # \_\_\_\_\_ Work # \_\_\_\_\_ Other \_\_\_\_\_

Lot Owner/Renter agrees this day of (today's date) \_\_\_\_\_, to rent from Evergreen Shores Beach Club (ESBC), the following facilities:

CLUB HOUSE Available 10am-12am       COVERED KITCHEN Available 10am-10pm       \*GROUNDS Available 10am-10pm

Reserved for the day of \_\_\_\_\_, starting at \_\_\_\_\_ am/pm and ending at \_\_\_\_\_ am/pm.  
Contact will be made prior to rental date to confirm key pickup/return times.

**LOT OWNER** rental fee and security deposits are as follows:

Club House: \$200.00 \*\*refundable security deposit and \$25.00 rental fee.  
 Covered Kitchen: \$150.00 \*\*refundable security deposit and \$15.00 rental fee.  
 \*Grounds: \$150.00 \*\*refundable security deposit and \$15.00 rental fee.

**NON-OWNER** rental fees and security deposits are as follows:

Club House \$200.00 \*\*refundable security deposit and \$195.00 rental fee.  
 Covered Kitchen \$150.00 \*\*refundable security deposit and \$120.00 rental fee.  
 \*Grounds \$150.00 \*\*refundable security deposit and \$120.00 rental fee.

\* **"Grounds"** consist of the grassy area between the Covered Kitchen and the horse shoe pits.

**LOT OWNER / RENTER AGREES TO: please initial each item, indicating you have read and understand it.**

- Be current on all HOA dues prior to the rental date.
- Be present at all times during the use of the rental.
- **Gate may not** be left open for guests to come and go. Each guest must be let in by renter. Will result in loss of entire deposit.
- Clean, repair, restore and return the rental area to the condition in which it was originally rented.
- **No staples or duct tape allowed.** You will be assessed a fee from the deposit.
- Be responsible to obtain any and all permits required by Thurston County and/or Washington State (ie: liquor license, food handlers, etc.)
- Be aware that the pool and the pool area are **not** included in this rental and to keep all guests from entering the pool and pool area
- Keep facilities and grounds in a safe, clean and sanitary condition.
- Not intentionally or negligently destroy, deface, damage, impair or remove any part of the premises, facilities, equipment, furniture, furnishings and appliances, or to permit any member of their party to do so.
- **Properly dispose of garbage and recyclables** in a clean and sanitary manner.
- Stop all loud music and/or noises by 10pm.
- Be fully responsible for each and every guest, regardless of age, for their conduct, actions and liabilities.
- Be responsible for everything brought onto the property, including refreshments/liquor.
- Shut off all lights and appliances, lock all windows and doors prior to leaving.
- Be out of the Club House by midnight and off the Grounds/Covered Kitchen by 10pm.
- Report any and all illegal activity to the Sheriff's Department and ESBC(956-9568) immediately.

**\*\*All and any portion of the said 'refundable security deposit' may be retained by ESBC, as determined by the rental staff, for the actual cost of time and materials required to restore the area and it's contents to it's prior condition.**

- **Failure to secure the Club House will result in a \$100.00 deduction from the refundable security deposit.**
- **Failure to clean the Club House will result in cleaning costs of \$70.00 per hour, deducted from the refundable security deposit. If cleaning costs exceed the refundable security deposit, Lot Owner/Renter will be billed for the additional amount.**
- **Second offenses will result in LOSS OF RENTAL PRIVILEGES.**

Rental Fee Received: \$ \_\_\_\_\_ Check # \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_  
Deposit Received: \$ \_\_\_\_\_ Check # \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_ \$ Returned: \$ \_\_\_\_\_ Date \_\_\_\_\_

**Lot Owner / Renter Signature:** \_\_\_\_\_ ESBC Staff/Board Member \_\_\_\_\_