

# Grayson Place Resident

## CONTRACT AND AGREEMENT FOR THE USE OF THE CLUBHOUSE FACILITIES

This Agreement made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between the Grayson Place Homes Association, Inc., hereinafter referred to as Owner, and \_\_\_\_\_, hereinafter referred to as User.

**WITNESSETH:** That User shall be provided the use of Grayson Place Clubhouse facilities, hereinafter referred to as facilities, under the following terms and conditions and that the swimming pool is not included in the term “facilities.”

Starting January 1st, 2024 a \$40.00 processing fee will be added to all clubhouse reservations.

#	Description	Variable Information
1	The function shall be held as indicated at right. Neither Grayson Place Homes Association nor FirstService Residential shall be responsible for personal items left in the clubhouse after the designated rental period.  <b>Clubhouse Address: 21692 W 119<sup>th</sup> Terrace, Olathe, KS 66061</b>	Date: _____ Time From: _____ Time To: _____
2	The maximum number of persons attending is _____ .	
3	Indicate the type of function at right (e.g. Party, Graduation, Wedding, etc.)	
4	A non-refundable user fee of \$190 (\$150 + \$40 Processing fee) is required for all rentals a minimum of two weeks in advance of the function date. <b>Your event is subject to cancellation if the user fee and contract are not received two weeks before your event.</b> A security deposit of \$250.00 shall be paid a minimum of two weeks in advance of the function date. <b>Separate checks for the user fee and deposit are requested.</b> Upon a satisfactory inspection, the \$250 deposit will be voided and destroyed. (As long as there are no damages that would require the deposit to be processed.) A cashier’s check or money order will be required if notice is not given prior to two weeks. <b>Violation of the clubhouse contract could result in the forfeiture of the entire security deposit.</b>	
5	The usage fee of \$190 will be forfeited if reservation is cancelled within 14 days of the engagement date. <b><u>The reservation will be accepted upon receipt of this contract.</u></b>	
6	The \$190 user fee includes a \$100 cleaning fee. The cleaning fee assumes up to one hour of cleanup. If additional cleaning is needed (more than 1 hour) renter will be charged at a rate of \$50/hour. Additional cleaning fees (if applicable) will be deducted from the deposit.	
	<b><u>PLEASE READ THE FOLLOWING RULES CAREFULLY AND INITIAL EACH ITEM IN THE COLUMN AT RIGHT.</u></b>	
7	User hereby states that User is a HOMEOWNER of Grayson Place and is a member in good standing of the Grayson Place Homes Association, Inc. User understands that any expense of clean-up and/or repair following the event shall be the responsibility of the User and failure of User to pay such costs to the Grayson Place Homes Association, Inc., shall result in a lien against their Grayson Place Property. User must be present at the event from start to finish including the decorating and clean up. Failure of user to be in attendance shall result in forfeiture of security deposit and/or loss of privilege for use of the facility. If damage is noted in the facility prior to a rental, please call the property manager at 816-414-5300 immediately to report the damage prior to the rental.	Initial/Sign _____ _____
8	User hereby states that the facility will be used as “an extension of his living room” and for no other reason, and for no unlawful or profiteering purpose.	Initial/Sign _____
9	Intoxicating beverages will be served only to persons who have attained their twenty-first (21st) birthday. Violation will result in immediate termination of the function and the clubhouse shall be	Initial/Sign _____
10	Users agrees that if persons aged <b>18</b> or under attend the function there will be at least one person having attained their twenty-first birthday for every ten (10) persons <b>18</b> or under.	Initial/Sign _____
11	Food is not to be prepared in the facility; however, catering is permissible, as is the heating of food in the kitchen ovens.	Initial/Sign _____

12	The maximum number of persons attending a “sit-down” dinner shall be 50. The maximum number of persons to occupy the facility shall be 90.	Initial/Sign _____
13	<p><b>The security deposit shall be destroyed only under the following conditions:</b></p> <ul style="list-style-type: none"> <li>□ Cleaning time after the rental by the cleaning company is not in excess of one hour.</li> <li>□ No damage, other than normal wear, has occurred, as determined by the Manager and/or clubhouse committee.</li> </ul> <p>Lessee is responsible for securely closing all exterior doors and windows, making sure oven, coffee pot, etc. are turned off, and all lights are turned off.</p>	Initial/Sign _____
14	□ Music must cease to play no later than <b>11 p.m.</b> The music shall be reduced in volume so as not to be heard outside of the facility. Live bands are not permitted.	Initial/Sign _____
15	<b>No smoking is allowed in the clubhouse. This includes any kind of smoking materials and smoke or fog machines. Evidence of smoking while within the building will result in a charge of \$50.00.</b>	Initial/Sign _____
16	<b>Nothing may be put on the walls. Staple guns, hot glue, nails, glitter, confetti are not to be used to decorate. If it is determined that any of these items have been used, there will be a clean-up charge of</b>	Initial/Sign _____
17	The clubhouse MUST be vacated and secured no later than <b>12 a.m.</b> Overnight sleeping is not allowed. Please leave thermostat at posted temperature and turn off all lights and ceiling fans.	Initial/Sign _____
18	User accepts FULL RESPONSIBILITY for actions of User, User’s guests, and User’s invitees and for any damage to the facility or furnishings, shown to have been caused by the User, User’s guests or User’s invitees. User agrees to pay, in full, the amount of such damage, and further agrees that if such payment is not made in a timely fashion, such payment will be charged to use as a Homeowners Assessment. Said assessment shall in no way limit Owner from enforcing this Agreement in any court of competent jurisdiction.	Initial/Sign _____
19	The Grayson Place Board of Directors, the Property Manager, or their designated representative shall be allowed reasonable access to the facility during the function.	Initial/Sign _____
20	Clubhouse furniture may not be taken outside or removed from the building. This includes taking the furniture on to the deck or concrete. If furniture is moved inside, it must be returned to original location (see chart in kitchen).	Initial/Sign _____
21	<b>I understand that this agreement does not include use of the pool and agree with all other conditions of this Agreement. Violation of the pool restriction could result in the forfeiture of all or a portion of the security deposit.</b>	Initial/Sign _____
22	FAILURE TO COMPLY WITH ANY OF THE TERMS OF THIS CONTRACT MAY RESULT IN PENALTIES (MONETARY OR OTHERWISE) UP TO AND INCLUDING FORFEITURE OF PRIVILEGES FOR A MINIMUM OF ONE YEAR AT THE DISCRETION OF THE BOARD.	Initial/Sign _____
23	<b>Homeowner Signature:</b>	
	<b>Homeowner Address/Phone # -</b>	

**Return this Agreement to FirstService Residential, 11500 N Ambassador Dr. #360, Kansas City, MO 64153. If you have any questions, please call (816) 414-5300 or send email to [amenities.csc@fsresidential.com](mailto:amenities.csc@fsresidential.com)**

**Checks should be made out to: Grayson Place Homes Association  
Clubhouse Address - 21692 W 119<sup>th</sup> Terrace ,**

(Revised 6/10/25)