

Grayson Place Clubhouse Rental

Our amenities team handles reservations and will be happy to answer questions at amenities.csc@fsresidential.com. The rental contract is attached and contains all rental information.

The event calendar may be found on Connect or eNeighbors.

(If you do not have an account for Connect or eNeighbors, instructions for Connect account attached or you may request an account for eNeighbors by emailing support@eNeighbors.com).

1. Please ensure the date is available on the calendar which is located on Connect and eNeighbors.
2. Fill out the contract and email to amenities.csc@fsresidential.com or you may mail with checks. Rentals must be reserved at least two weeks prior to reservation request.
3. Mail the security deposit and rental fee checks to the address on the contract – FirstService Residential 11500 N. Ambassador Dr #360 Kansas City, MO 64153

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	<p>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.</p> <p style="text-align: center;">Clubhouse Address: 21692 W 119th Terrace, Olathe, KS 66061</p>	<p>Date: _____</p> <p>Time From: _____</p> <p>Time To: _____</p>
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. A security deposit of \$250.00 shall be paid a minimum of two weeks in advance of the function date. Separate checks for the user fee and deposit are requested. 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. Violation of the clubhouse contract could result in the forfeiture of the entire security deposit.	
5	The usage fee of \$190 will be forfeited if reservation is cancelled within 14 days of the engagement date. <u>The reservation will be accepted upon receipt of this contract.</u>	
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.	
	<u>PLEASE READ THE FOLLOWING RULES CAREFULLY AND INITIAL EACH ITEM IN THE COLUMN AT RIGHT.</u>	
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 closed.	Initial/Sign _____
10	Users agrees that if persons aged 18 or under attend the function there will be at least one person having attained their twenty-first birthday for every ten (10) persons 18 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	The security deposit shall be destroyed only under the following conditions: <ul style="list-style-type: none"> · Cleaning time after the rental by the cleaning company is not in excess of one hour. · No damage, other than normal wear, has occurred, as determined by the Manager and/or clubhouse committee. 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.	Initial/Sign _____
14	· Music must cease to play no later than 11 p.m. 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	<u>No smoking</u> 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.	Initial/Sign _____
16	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 \$85.00.	Initial/Sign _____
17	The clubhouse MUST be vacated and secured no later than 12 a.m. 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	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.	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	Homeowner Signature:	
	Homeowner Address/Phone # -	

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
Clubhouse Address - 21692 W 119th Terrace

(Revised 12/21/2023)

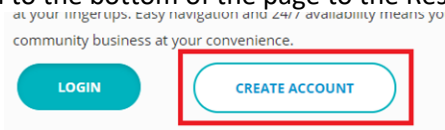
Q: Can I share a profile with another resident in my unit?

A: Each resident needs 1 unique email address on file. Residents are unable to share an email address or an account with other residents.

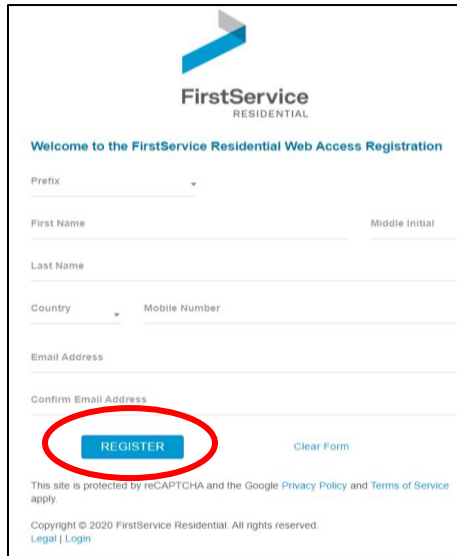
Q: How do I complete registration?

A. Please complete the following steps:

1. Visit your Connect Resident Portal address
 MASTER <https://graysonplace.connectresident.com/>
 VILLAS <https://graysonplacevillas.connectresident.com/>
 RANCH VILLAS <https://ranchvillasatgrayson.connectresident.com/>
2. Scroll to the bottom of the page to the Resident Access section and select "Create Account"



3. Fill in your **First Name**, **Last Name** and **Email Address**. (*Prefix, Middle Initial, Country and Mobile Phone are optional as long as your email address is registered with the Association.*) Click **REGISTER**.



4. A Captcha verification process is presented. Click the relevant pictures until there are no more and click the **VERIFY** button. The following screen will be presented:

You're almost done!

We have sent you an email with a verification code.

If you did not receive the email, please check your spam folder or [click here](#) to request another email.

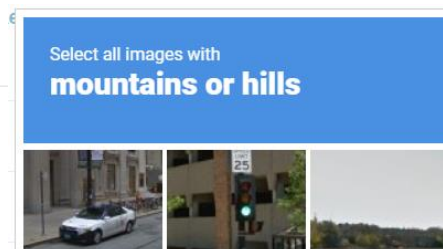
Verification Code

REGISTER

This site is protected by reCAPTCHA and the Google [Privacy Policy](#) and [Terms of Service](#) apply.

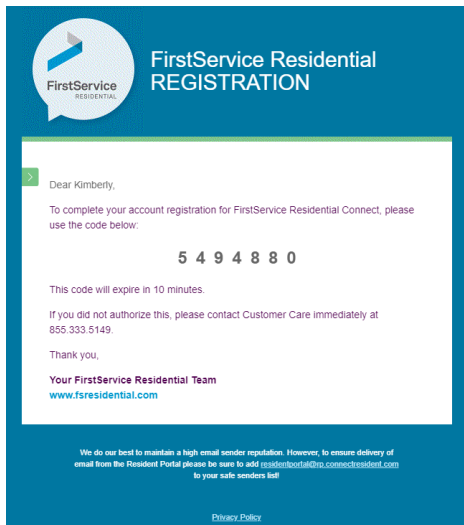
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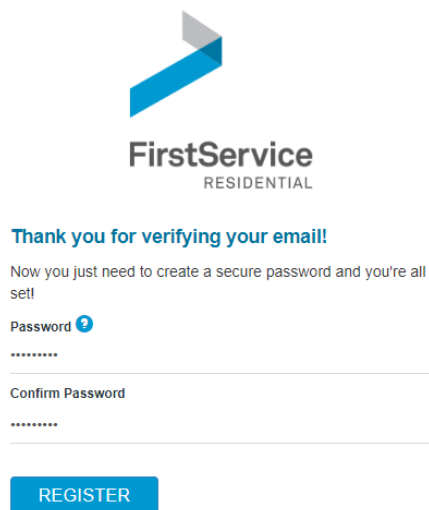
Resident Portal Registration FAQ

- Minimize the registration screen and sign onto your email account. A **VERIFICATION CODE** will be sent to your email from residentportal@rp.connectresident.com (The verification code will expire in 10 minutes).
- Enter the verification code into the registration screen presented. (It can be copied and pasted into the screen from the email as well.) Click **REGISTER**.



Example of the code within your email received from Connect Resident Portal with the subject "Complete your registration"

- Once the email address is verified, a screen will be prompting for creation of a **PASSWORD**

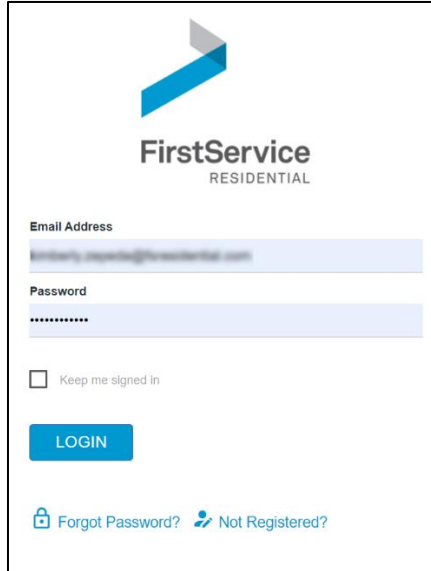


The screenshot shows the "FirstService Residential" logo at the top. Below it, the text reads: "Thank you for verifying your email! Now you just need to create a secure password and you're all set!". There are two input fields: "Password" and "Confirm Password", both with masked characters (dots) and a question mark icon. At the bottom, there is a blue "REGISTER" button.

Password Criteria:

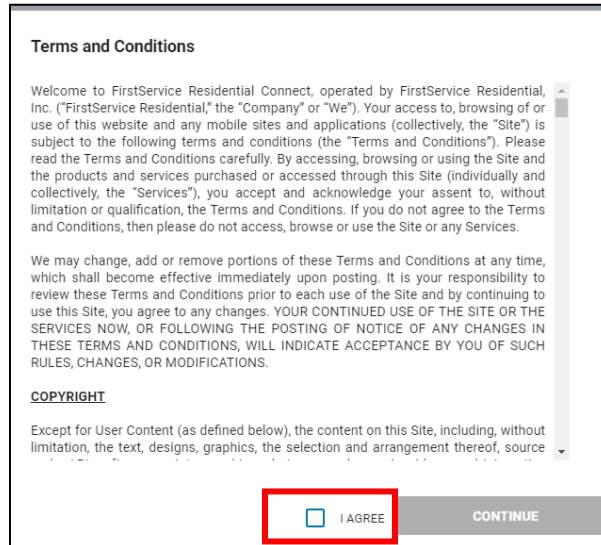
- Minimum of 8 characters in length
- 25 characters maximum
- Password must have at least one uppercase letter, at least one lowercase letter, at least one number, at least one special character (! @ # \$ % ^ & *)

8. After the password is created successfully, the **Login Page** to the portal will be presented. Enter in your email and password. Click **LOGIN**.



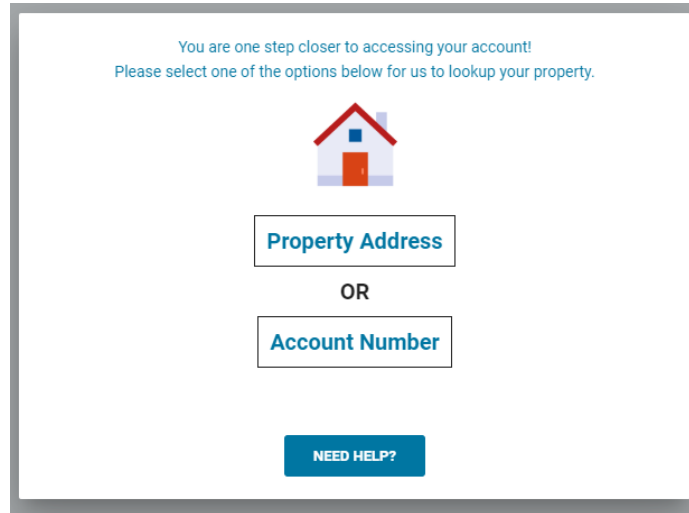
The screenshot shows the FirstService Residential login page. At the top is the FirstService Residential logo. Below it are two input fields: "Email Address" with the placeholder "firstservice.residential@firstservice.com" and "Password" with a masked password "*****". There is a checkbox for "Keep me signed in" which is unchecked. A blue "LOGIN" button is centered below the fields. At the bottom, there are two links: "Forgot Password?" with a lock icon and "Not Registered?" with a person icon.

8. Accept the "Terms & Conditions" by clicking the box "I AGREE" and click the pink box "CONTINUE"

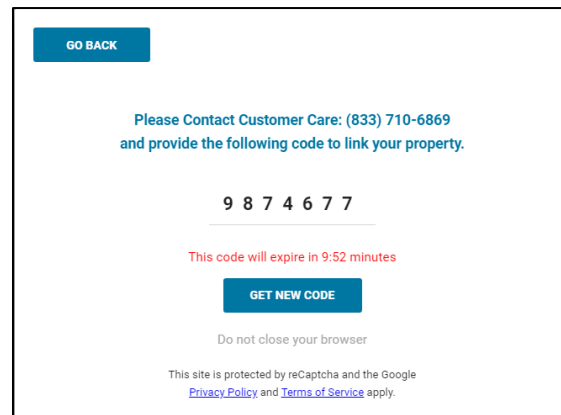


The screenshot shows the "Terms and Conditions" page. The title "Terms and Conditions" is at the top. The main text reads: "Welcome to FirstService Residential Connect, operated by FirstService Residential, Inc. ('FirstService Residential,' the 'Company' or 'We'). Your access to, browsing of or use of this website and any mobile sites and applications (collectively, the 'Site') is subject to the following terms and conditions (the 'Terms and Conditions'). Please read the Terms and Conditions carefully. By accessing, browsing or using the Site and the products and services purchased or accessed through this Site (individually and collectively, the 'Services'), you accept and acknowledge your assent to, without limitation or qualification, the Terms and Conditions. If you do not agree to the Terms and Conditions, then please do not access, browse or use the Site or any Services." Below this is a section titled "COPYRIGHT" with the text: "Except for User Content (as defined below), the content on this Site, including, without limitation, the text, designs, graphics, the selection and arrangement thereof, source...". At the bottom, there is a checkbox labeled "I AGREE" which is highlighted with a red box, and a grey button labeled "CONTINUE".

9. Final step is to link your unit to your login profile by either the PROPERTY ADDRESS or ACCOUNT NUMBER. The Account Number is not applicable in our market.



10. During this process, if help is needed, click the button "Need Help?" The following item will be presented, call the number and someone will be ready to assist:



Q: Which web browsers can I use to access my community portal?

A: All of the most common browsers can be used to navigate the portal: Chrome, Edge, Firefox, Internet Explorer, or Safari.

Q: What devices or equipment can I use to access my community portal?

A: The community portal can be accessed on a desktop, laptop, tablet or mobile device. The new Community portal features a responsive design which will match your device's screen size. There are mobile apps available for smart devices and can be found by searching "Connect Resident" in the Google Play or Apple App Store.