

Oakwell Farms Homeowners Association, Inc.
1600 NE Loop 410, Suite 202
San Antonio, Texas 78209
(210) 829-7202-Office (210) 829-5207-Fax
LEASE FOR POOL PARTY
(7-80 Guests)

The Oakwell Farms Homeowners Association hereby called "LESSOR", grants to:

(Association Members Name)	(Address - 78218)	(Telephone)
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Hereinafter called "LESSEE", the non-assignable right to use that portion of the Oakwell Farms facility as follows:_____

Said right of use and occupancy to be solely for the following purpose:

Type of Event:_____ Number of Guests: _____

LESSEE shall be entitled to use these described leased premises for the use stated on the _____ day of _____, 201____, from _____ to _____.

All parties must end by 10 p.m.
Pool Parties do not have exclusive use of the pool facilities.
Unsupervised swimming by non-party members is still allowed.

* In order to reserve the designated date for your event, payment of all fees and deposits must be received in the association management office no later than **seven (7) business days** from the date the reservation is made.

1. Residents who wish to schedule a Pool Party must contact the Association's Management Office at: 210-829-7202 or online at www.oakwellfarmshoa.com not fewer than two (2) weeks prior to the scheduled event to sign the required lease.
2. Maximum number of participants (swimmers and non-swimmers, Resident(s), members of Resident household, and guests) – eighty (80) persons
3. Costs for a Pool Party
 - a. All fees must be received at the Association's Management Office no later than seven (7) business days prior to the scheduled event.
 - 1) Failure to make the necessary reservations and payment of fees will result in the usage fee and the cleaning deposit being charged to the host Resident's HOA account.
 - A letter will be sent to the host Resident notifying her/him of the charges to be added to the account.
 - Multiple failures to make appropriate reservations will result in loss of swimming privileges.
 - 2) 7-14 guests
 - Usage fee (Non-Refundable): ... \$50
 - Clean-up Deposit: \$50
 - 3) 15-80 guests
 - Usage fee (Non-Refundable): ... \$150
 - Clean-up Deposit: \$200

- 4) The clean-up deposit is refundable IF the pool is left in a clean and organized condition.
 - All trash and garbage must be removed from the site after the party.
 - Trash and garbage is NOT to be disposed of in the pool trash containers.
- 5) Failure to clean the pool and pool area or to leave the area and equipment in the same condition in which you found it will result in loss of some or all of the cleaning fee AND possible loss of privileges to use the pool to host future Pool Party events.
- b. If there is any damage to the pool, fenced pool area, or equipment, the Resident(s) hosts will be billed for the cost of repair or replacement.
- c. Lifeguards
 - 1) There must be a minimum of two (2) lifeguards on duty with a (ratio of 1 lifeguard per 20 participants including swimmers and non-swimmers.
 - 2) The Resident will pay the additional cost for salaries and associated taxes for the lifeguards.
 - 3) The amount will be established at the current salary level for lifeguards.
- d. Security Guard: In the event that alcoholic beverages are going to be consumed on Oakwell Farms property during the course of the Pool Party, a security guard will be present and the following guidelines must be observed:
 - 1) The Resident will notify the Association Management Office at the time the lease is signed.
 - 2) The Resident will pay the additional cost for the security guard (salary and associated taxes).
 - 3) Diving boards will not be available if alcohol is to be served during the Pool Party.
4. Participants in a scheduled pool party are expected to observe and enforce all posted and printed rules. Lifeguard and, when applicable, security guard directives must be followed at all times.
5. Residents hosting a Party Pool are responsible for taking care of the pool and all surrounding areas.
6. If a scheduled Pool Party is to begin during unsupervised swim hours, a Lifeguard will open the fenced pool area for the Pool Party.
 - a. The Lifeguard will obtain a key from the Front Gate Guard to open the swimming pool area.
 - b. No one is to be in the pool until the Lifeguard announces that the pool is open for swimming.
 - c. At the conclusion of the party, the Lifeguard will require that all persons vacate the fenced pool area. The lifeguard will return the key to the Front Gate Guard.
7. Scheduled Pool Parties are not exclusive. Non-party residents and guests may use the pool during all unsupervised swim hours.
8. The Resident Host must be present at the swimming pool area for the duration of Pool Party.
9. The Pool Party must end no later than 10 p.m. Everyone must exit the fenced pool area by 10:30 p.m.
10. Oakwell Farms Residents may check the calendar posted on the Oakwell Farms Homeowners Association website (www.oakwellfarmshoa.com) to view scheduled Pool Party events.

Executed this _____ day of _____, 201____.

By:

LESSOR
Oakwell Farms Homeowners Association

LESSEE
Association Member (Resident)
Phone (daytime): _____
Phone (evening): _____

OFFICE Use Only:

Number of Participants _____

Usage Fee	_____	7-14: \$50; 15-80: \$150
Cleaning Deposit	_____	7-14: \$50; 15-80: \$200
Length of party	_____	hour(s)
Number of lifeguards required..... _____		
Cost of lifeguard(s) salary	\$ _____	x \$20 per hour per lifeguard
Lifeguard Associated Taxes	\$ _____	
Total Amount for lifeguard(s)	\$ _____	
Security guard required ☐ No ☐ Yes		
(Alcohol will be served at the party.) _____		
Cost of security guard(s) salary.....	\$ _____	x \$30 per hour per guard
Security guard(s) Associated Taxes.....	\$ _____	
Total Amount for security guard(s)	\$ _____	
TOTAL AMOUNT DUE \$ _____		