

Tison's Landing Community Development District
Amenity Center Rental Application

Name of applicant: _____ Date: _____

Organization: _____ Phone: _____

Address: _____ Jacksonville, FL 32218

Email Address: _____

Estimated Attendance: _____ Intended Use: _____

Date Requested: _____ Time: From _____ To _____

I agree to indemnify and hold harmless the Tisons Landing Community Development District and their agents, supervisors, officers, directors, and employees and staff from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature arising out of, or in connection with, the use of Tison's Landing Amenity Center and its facilities. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, FL Statute.

Residents should be prepared to discuss the size of the event when discussing the rental with the Facility Manager. The Facility Manager has the discretion to limit the size of the event after determining the details presented by the resident. Additional guests over the agreed number of patrons, the resident will forfeit their deposit.

Paperwork and payments methods will only be accepted by residents of Tisons Landing Community Development District. Staff will take reservations on a "first come, first serve basis". The facility manager reserves the right to cancel rentals due to conflicts in scheduling, weather or other unforeseen circumstances deemed relevant.

Signature: _____ Date: _____

Cleaning Deposit \$ _____ Check # _____ Rental Fee \$ _____ Check # _____

Received and Approved by: _____ Date: _____

Deposit Returned on: _____ Handed to: _____ Shredded: _____

I have read and understand the following. Please initial by each line.

- _____ The four(4) hour maximum time limit includes set-up and clean-up time. Please schedule accordingly. Exceeding 4 hours could result in the forfeiture of your deposit. Additional hours can be purchased for 10.00 per hour.
- _____ The four(4) hour maximum time limit applies to all guests in attendance. Once the party is complete, all guests are expected to exit. Standard guest policy applies (limit of 5 guests per day) outside of the scheduled reservation.
- _____ The resident renting the Facilities will remain on site for the duration of the rental.
- _____ There is a 48-hour cancellation policy. If the amenity center staff is not notified of cancellation within 48 hours of the scheduled event, the full rental fee will be charged. The deposit check will be returned to the party or shredded.
- _____ A deposit of \$250.00 (1 to 25 people) or \$500 (for 26 or more) is required for all rentals and must be paid via a separate check. All checks and money orders must include the residents name and current address. The deposit check may be picked up only after 2 business days after the event or otherwise it will be shredded within 72 hours.
- _____ Additional fees may be assessed if the clean-up is incomplete or if the event is not kept within the identified times.
- _____ Patron hereby agrees and recognizes that all documents and information of any kind submitted to the District may be public records and subject to public records requests under Chapter 119, Florida Statutes.

ALCOHOL REQUIREMENTS (Complete if alcohol is to be served, sold, or consumed)

I have read and understood the following (initial by each):

- _____ Prior approval is necessary for any consumption of alcohol by event guests. In order to receive an exception, the Patron must provide a COI naming Tisons Landing CDD and Vesta Property Services as additional insured.
- _____ I understand that I am solely responsible for ensuring that alcohol is consumed in a safe and lawful manner, in accordance with all applicable laws, regulations, and policies, and I agree to assume all liability for damages resulting from or arising in connection with the consumption or provision of alcohol on the District's property and thereafter.
- _____ The District reserves the right to require anyone appearing excessively intoxicated or displaying loud, unruly, or belligerent behavior to leave District property immediately, and the District also reserves the right to call law enforcement to enforce the same.
- _____ Liability insurance is required, the District and Vesta Property Services is to be named on the policy as an additional insured party as follows:

Tisons Landing CDD and its Supervisors, officers, directors, consultants and staff
16529 Tisons Bluff Road
Jacksonville, FL 32218

Vesta Property Services
245 Riverside Avenue Suite 300
Jacksonville, FL 32202

Refund of Deposit: To receive a full refund of the deposit, the following must be completed where applicable:

- Absolutely nothing can be adhered to the walls, including decorations.
- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position.
- Wipe off counters, table tops and sink area.
- Replace garbage liner.
- Sweep to the condition it was upon receipt of the same.
- Clean out and wipe down the refrigerator and microwave, if used.
- Clean any windows and doors in the rented area.
- Ensure that no damage has occurred to the Amenity Center and its property.
- Patron and Patron's guests are required to adhere to all Amenity Center and pool rules and regulations. Failure to comply with such rules and regulations may result in the forfeiture of Patron's deposit.
- Smoking and vaping are not permitted at the Amenity Center

I have read, and understand what tasks need to be completed in order to receive a complete refund of my deposit. I understand and agree to abide by all policies and rules of the District governing the Tison's Landing Amenity Center and facilities. I also understand that I am financially responsible for any damages caused by family members, my guests and me. If requested, I will obtain an event insurance policy naming Vesta Property Services and Tisons Landing Community Development District and their agents, supervisors, officers, directors, and employees and staff as additional insured.

I have read, understand, and agree to abide by all policies and rules of each District governing the Amenity Facilities. Failure to adhere to the applicable policies and rules may result in the suspension or termination of any privileges to use the Facilities. I also understand that I am financially responsible for any damages caused by me, my family members, and my guests.

Your event, _____, has been scheduled for
_____ from _____ to _____.
The Amenity Center address is 16529 Tisons Bluff Road, Jacksonville, FL 32218.

The pool, pool deck and side area of the covered veranda near the Amenity Center restrooms are not available for private rental and shall remain open to other Patrons and their guests during normal operating hours.

The Patron renting any portion of the Amenity Center shall be responsible for any and all damage and expenses arising from the event.

(1) **Reservations:** Patrons interested in reserving certain areas of the Amenity Facility must submit a completed Facility Use Application to the Amenity Manager. At the time of approval, two (2) checks, cash or money orders made out to the "*Tison's Landing Community Development District*" should be submitted to Governmental Management Services in order to reserve the desired area of the Amenity Center. Please submit all checks and completed rental application to the Amenity Manager. One (1) check should be in the amount of the rental fee, to include a service fee, and the other check should be in the amount of the deposit.

(2) The rental rates as set forth below include a four (4) hour block of time. Additional hours beyond four (4) are available at the designated per hour rental fee. The four (4) hour block of time includes your time allotted to setup and clean up after rental.

(2) **Fees and Deposits.** The rental fees and deposits for the use of the District's recreational facilities for private social gatherings are as follows. If facility reservations are cancelled within 48 hours of the event, rental and staffing fees will be nonrefundable.

Tisons Landing Facility Rental Fee (4 hours)		Fee	Deposit
			\$250 – Private Party (1-25 attendees)
			\$500 – Private Party (26-50 attendees)
Social Room, Kitchen & Half Patio		\$125.00	
Covered Veranda (Half Patio Only)		\$75.00	\$100.00
Covered Pavilion at Tennis Court / Ball Field		\$15.00	\$35.00
Additional Hourly Rental Fee (per additional hour)		\$10.00	NA

If additional cleaning is required, the Patron reserving the area under the Pavilion area will be liable for any expenses incurred by the District to hire an outside cleaning contractor. In light of the

foregoing, Patrons may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District. The Amenity Manager shall determine the amount of deposit to return, if any.

(4) *General Policies:*

- Patrons are responsible for ensuring that their guests adhere to the policies set forth herein.
- Certain areas of the Amenity Center may be rented after its normal operating hours until 11:00 p.m.
- The volume of live or recorded music must not violate applicable Duval County noise ordinances.
- No glass, breakable items or alcohol are permitted in or around the pool deck area.
- No offensive music, lyrics or profanity is allowed on the Amenity Center premises.

If you have any questions or need to change the date or time of your rental, you can email yellowbluffmanager@gmsnf.com or call 904-757-1547.