



# **The Club at Silver Shores Rental Agreement**

## **Terms and Conditions**

1. Member agrees to be responsible for any and all liability and damages occurring on the premises or any other part of The Club area caused directly or indirectly by the Member, Member's family, guests, invitees, employees, contractors or other agents, including without limitation, damages occurring during the specified time of the function, setup and/or clean up time.
2. The Association is not responsible for damages or loss of any merchandise articles left in the area reserved or any part of The Club prior to, during, or after the function. Member will indemnify and hold Association harmless from any such claims made by a Member, a Member's family, guests, invitees, employees, contractors, or other agents.
3. The Association may cancel this Agreement at any time due to acts of God, disaster, or in the sole opinion of the Association the use or contemplative use of the Area Reserved, presents a danger to the facility or any other members. Association will be held harmless. Any deposits paid will be returned.
4. The Association reserves the right to establish time limits due to other rental of either Area Reserved, or other area of the Club. Failure to abide by the time limits will result in a loss of the refundable deposit.
5. The Member is solely responsible for all setup and cleanup of the Area Reserved and any surrounding areas which Member guests, contractors or agents may have used. Setup and clean up time is considered part of the paid function time. All evening functions in the Social Room MUST end by 12:00am. If the party/clean-up is beyond 12:00 a.m., it will result in loss of security deposit. Those events in the Pavilion should end by 6:00 PM. Please note the clubhouse will be locked by 6:00 PM on the weekends and the bathrooms will not be available to those renting the pavilion. Please begin clean up according to the hours you have rented.
6. Member is responsible for all damages, expenses, repairs and clean-up that occurred during the event at The Club facilities.
7. Rental fees and/or final payments must be paid no less than 14 days prior to rental in order to hold reservation. If payment is not received or cleared by the bank, the Association maintains the right to cancel your reservation. Deposit is refundable if cancellation notice has been given to the Clubhouse Office within 14 days of the function.
8. An inspection of the premises will be made with the Member and a designee of the Association upon notification by the Member that the function is complete and the

area is ready for inspection. The inspection form will be completed by a designee of the Association and the Member.

9. Member is to provide all garbage bags, which must be plastic. After clean-up, all bags must be tied securely, have no rips or tears, and taken to the dumpster. The dumpster is located at the right of the clubhouse as you exit.
10. As per the City of Miramar, 24 hour noise ordinance, noise level must be kept to a minimum after 11:00 PM to avoid disturbance of residents in the community. Failure to abide by this ordinance may result in a fine to the Club Member. Absolutely no D.J., music and people are permitted on the pool deck.
11. No smoking is permitted within any enclosed room or area. Please remind your guests not to throw cigarette butts, receptacles are provided at the front and back of the clubhouse and at the pavilion. NO CONFETTI OR GLITTER. TAPE AND GLUE BACKING ARE NOT PERMITTED ON WALLS OR DOORS.
12. Under no circumstances, should any furniture, equipment or any other items be removed from the social room. Furniture may be reconfigured only in that room and when it is over the furniture must be placed in its original configuration.
13. Member will ensure that all family, guests, employees, contractors and agents abide by all rules and regulations of The Club at Silver Shores.
14. Member will ensure that the people and activities involved at the function do not disturb or interfere with any other function or other areas of The Club.
15. Vehicles may be parked only in The Club's designated parking area. No trailers or recreational vehicles are permitted. There is no overnight parking-violators will be towed at the owner's expense.
16. All disputes arising hereunder, upon written notice from either party to the other, be submitted to binding arbitration and not to court for determination. Such arbitration will be accomplished expeditiously in Broward County and will be conducted in accordance with the rules of the American Arbitration Association, by an independent arbitration service selected by the Association. Judgment upon the award rendered by the Arbitrator will be final and binding on the parties and may be entered in any court having jurisdiction thereof.
17. The Member must submit, in writing, notification of cancellation no less than 2 weeks (14 days) prior to the date set forth in this Agreement in order to receive a FULL deposit refund.
18. This agreement is non-transferable. The Member must be in attendance at the function. The function must be supervised by an adult at all times, without exception.
19. All parties in Social Room must be held solely in the Social Room area and not permitted at the pool/ patio area.

20. Effective February 5<sup>th</sup> 2018, the resident is required to purchase event insurance with the specified coverage amounts attached to this rental agreement. General liability insurance must be purchased and events where alcohol will be served must have liquor liability insurance. This Certificate of Insurance must be provided to the Clubhouse prior to 14 days before the scheduled event or the function cannot take place.
21. Member must ensure all fees are current to the Homeowners Association, (HOA) prior to an approved rental agreement. If the Member has an outstanding account balance, the rental application will not be processed for approval.

## **RENTAL RATES**

**Social Room:** Damage Deposit (refundable depending on damage) \$400.00. This deposit is required to make a reservation. Rental fee, \$400.00 for the initial 5-hour period. There is an additional \$75.00/hour fee for one additional hour maximum allowed (DUE WITH RENTAL FEE). \$100.00 clean up fee required. The room is available daily for rental.

Monday thru Thursday 10:00 AM-9:00 PM  
Friday, Saturday 10:00 AM-12:00 AM  
Maximum Capacity 50.

**Pavilion:** Damage Deposit (refundable depending on damage) \$200.00. This deposit is required to make a reservation. Rental fee \$200.00 for the initial 4-hour period. This area is available 10:00 AM to 6:00 PM and is also available for daily rental. There is an additional \$50.00/hour fee for one additional hour maximum allowed. Maximum capacity is 50.

**PRICES ARE SUBJECT TO CHANGE**

Special Liability Event Insurance can be purchased through any provider as long as the policy has the specified coverages and requirements. Examples of some providers are listed below:

- 1) Nationwide/ K & K Insurance: [www.nationwide.com](http://www.nationwide.com) or [www.kandkinsurance.com](http://www.kandkinsurance.com)
- 2) The Event Helper: [www.theeventhelper.com](http://www.theeventhelper.com)
- 3) Allen Financial Insurance Group: [www.eqgroup.com](http://www.eqgroup.com)

I Agree to the above this \_\_\_\_ Day of \_\_\_\_\_, 2026 and have received a copy of this document.

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**Member Signature**

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**Member Print Name**

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**For the Association**

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**Association Rep. Print Name**

**INSURANCE FOR SOCIAL ROOM OR PAVILION RENTAL**

The undersigned Resident in consideration of the social room/pavilion rental agrees, in addition to the other requirements as set forth in the rental documents, to provide, prior to rental, proof of general liability insurance totaling \$1,000,000.00 with Silver Shores Master Association, Inc and KW Property Management LLC as “named insured”. If alcohol is to be served, Resident, prior to the event, is also responsible for providing to the Association an insurance certificate indicating proof of liquor liability insurance (\$2,000,000.00 minimum coverage) naming Silver Shores Master Association, Inc. and KW Property Management LLC as the “named insured” on such policy.

Print Name \_\_\_\_\_

Signature \_\_\_\_\_

Address \_\_\_\_\_

Date: \_\_\_\_\_

# Restriction To Pool Area Acknowledgement

**Access Restriction Notice:** *During the rental of the social hall for private events, access to the adjacent pool area is strictly prohibited for all residents and guests. The rental agreement grants exclusive use of the social hall only, and does not include the pool facilities. Entry into the pool area during such times is unauthorized and constitutes a violation of community rules and regulations, which may result in penalties, including fines or suspension of amenity privileges.*

Date: \_\_\_\_\_

Signature: \_\_\_\_\_