

**BLACKHAWK AMENITY CENTER**  
**Reservation Agreement**

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I want to reserve the following area(s) of the Blackhawk Amenity Center (check all that apply):

Clubhouse Only  Pool Only  Pavilion Only  Pool & Pavilion  Clubhouse & Pavilion   
ALL THREE

Ball Field  Volleyball Court

*A \$250.00 refundable damage deposit is required for all reservations, except the recreational areas.*

**CLUBHOUSE**

All after-hour clubhouse reservations require the payment of a non-refundable “user fee” of \$50 per event. During office hours, the clubhouse can be reserved for members and invited guests for “Non-Business” use, at no charge for groups of 15 or less. If more than 15 people will be in attendance, the “user fee” would be applicable. User fee covers the use of the Great Room and Kitchen. The pavilion CANNOT be exclusively reserved when the pool is open for use. After-hours, the pavilion can be reserved separately along with the clubhouse. The Fitness area is NOT included and cannot be reserved for exclusive use. Reservations are limited to a 4 hour time period. Available 7 days a week, 6 am – 11 pm (except some holidays). If reserving the clubhouse during regular pool hours, the pool may also be utilized by the reserving party at no additional fee with groups of 15 or less, pending advance approval of the Clubhouse Manager.

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**POOL**

**Option 1:** Entire pool area for exclusive use: at a cost of \$100/hour (2-hour minimum required). Fee includes the cost of services for the required lifeguards. Available Only: Tuesday – Thursday, 8 pm – 10 pm and Friday – Sunday, 8 pm - 11 pm.

**Option 2:** Option #1 above plus the Clubhouse. Requires the pre-payment of services for a security officer at a current cost of \$25 per hour (4 hour minimum time required) plus the non-refundable “user fee” of \$50 per event.

**Option 3:** Option #1 above plus the Pavilion. No “user fee” required for the pavilion.

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**PAVILION**

The pavilion is NOT available for exclusive reservations, except after-hours. During pool operations or during clubhouse hours it can be used on a “first come, first serve” basis. The \$250 refundable damage deposit is required for all after-hours reservations.

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**BALL FIELD/VOLLEYBALL COURT**

A \$5/ hour user fee is required when exclusively reserving the ball field, with a 2 ½ hour maximum time limit. There is no charge for use of the volleyball court and no deposit is required for either the ball field or the volleyball court.

I, \_\_\_\_\_, legal owner (or representative of legal owner, by written agreement filed with the Blackhawk Amenity Center office) of property at \_\_\_\_\_, (street address) acknowledges the receipt of the Blackhawk Amenity Center Reservation Agreement and agree to abide by the rules and regulations governing the area(s) of the Blackhawk Amenity Center: including but not limited to clubhouse, fitness room, pool, pavilion, playscape and parking lot areas that I have reserved for the \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ at \_\_\_\_\_ am/pm to: \_\_\_\_\_ am/pm. Total number of people attending the event:\_\_\_\_\_.

**The undersigned further agrees that no alcoholic beverage of any sort will be served, either in the Clubhouse, pool, pavilion, parking lot or any other area of Blackhawk Amenity Center and that**

**the undersigned agrees to be fully and wholly responsible and indemnify for any and all accidents or claims that may arise as a result of any accident or any other action at Blackhawk Amenity Center during the time that the undersigned has the Clubhouse or any other areas reserved, regardless of any negligence, in whole or in part, on the part of the Association. This shall be considered a full assumption of all liability for guests or anyone in attendance at the Blackhawk Amenity Center, clubhouse, fitness room, pool, pavilion, recreational areas, greenbelt or parking lot during the time that the undersigned has the facility reserved, and shall include a complete release of the Park at Blackhawk and Lakeside Homeowners Association, Inc., and its managing agent, as well as Lakeside Water Control and Improvement Districts No. 1, 2A, 2B, 2C, & 2D, Tiemann Land and Cattle Development, Inc. and Rowe Lane Development, Ltd. from and against any claim, demand, cause of action, or liability arising out of the Members' use of the Blackhawk Amenity Center.**

**If reserving the Clubhouse:** The undersigned acknowledges receipt of an access card to the Blackhawk Amenity Center, has inspected the Clubhouse prior to acceptance, and shows the condition in the "Check-In Condition" column of the attached Blackhawk Amenity Center Clubhouse Condition Checklist. It is understood that Clubhouse Manager, or a person designated by Management or the Board of Directors, will inspect the Clubhouse including furniture, windows, window coverings, equipment and the area surrounding the Clubhouse, after use by the undersigned and any items not in good condition, as provided in the accompanying checklist in the "Check-In Condition" column, will be repaired or replaced as necessary from the deposit left when the access card was received. In the event that the damage exceeds the deposit, the undersigned agrees to pay such amount without dispute, and further agrees that should it not be immediately paid, the Blackhawk Amenity Center may proceed with collection action which may include additional fees, attorney fees, or the filing of legal documents.

A reservation cannot be processed until the full deposit and or all user fees are received.

Acceptance:

\_\_\_\_\_  
Signature (*Homeowner*)

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

\_\_\_\_\_  
Address  
\_\_\_\_\_

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Date

**RULES AND REGULATIONS WHEN RESERVING THE CLUBHOUSE, PAVILION OR POOL:**

**How to reserve the facilities:**

The Blackhawk Amenity Center is available to all homeowners' of the: **Park at Blackhawk and Lakeside Homeowners Association, Meadows of Blackhawk Homeowners Association and Estates of Blackhawk Property Owners Association**, in good standing with their respective Associations, to reserve the amenities for private parties and other uses subject to the following regulations. Good standing means all fees are paid in full and there is no pending litigation.

Requests to reserve any Blackhawk Amenity Center facilities must be made by contacting the Clubhouse office at **(512) 670-9704**. Reservations should be made at least ten (10) days in advance of the intended use. Reservations will be issued on a first-come, first-serve basis.

The entire pool is only available to be reserved when not open for general use. The office will have the calendar of available days and hours that can be reserved for private party use. Typically, availability for exclusive private use will be only during the summer months. Minimum reservation time period of two hours required. **This regulation does not apply to the Developer or its authorized agents and their functions.** When reserving the entire pool (only allowed when the pool is not open to the general membership) the Blackhawk Amenity Center pool lifeguard contractor, Family Swim Gym (512) 388-3840, must also be contacted at least ten (10) days before the reserved date to ensure availability of their services for the event. The full cost of all required lifeguards must be paid, in advance, by the reserving homeowner to the Clubhouse Manager when reserving the pool, as listed on page one of this agreement which is currently \$100 per hour. Lifeguards are required to be hired at the owner’s expense, regardless of intent to swim, for any private event at the pool. Only lifeguards that have been contracted by Blackhawk Amenity Center can be used at the pool. Lifeguards must be physically present prior to opening the pool for any private pool.

A deposit is also due at the time any reservation is made. The check must be made payable to: **Blackhawk Amenity Center**. A reservation can not be processed until the full deposit is received.

The Clubhouse is intended for the member use only and their invited guests. **Homeowners can reserve the clubhouse only four (4) times per year, unless approved by the board of directors.** You can reserve the clubhouse or pool up to six months in advance.

The **Clubhouse** (Great Room and Kitchen) may be reserved by calling the Clubhouse office at **(512) 670-9704** at least ten days (10) prior to the event. Availability will be from 6 am – 11 pm 7 days a week. **This regulation does not apply to the Developer or its authorized agents and their functions.** The maximum number of people allowed in the Clubhouse is 150 (one hundred & fifty).

Hours Available for Reservations:

<b>POOL</b>	<b>PAVILION</b>	<b>CLUBHOUSE</b>
Summer Months	Summer Months	All year
8 pm–10 pm Tuesday - Thursday 8 pm –11 pm Friday - Sunday	Only after-hours when the pool is closed.	6am – 11pm Monday - Friday <i>(except some holidays or designated dates)</i>
September through April	September through April	
As determined by Board	Only after-hours when office is closed	

The reserving homeowner will assume full responsibility for any and all accidents or claims that may arise as a result of any accident or for any other reason in connection with the function or reservation of any or all of the clubhouse or amenity areas by the homeowner or their guests and shall agree to hold harmless, Park at Blackhawk and Lakeside Homeowners Association, Inc., and its managing agent, as well as Lakeside Water Control and Improvement Districts No. 1, 2A, 2B, 2C, & 2D, Tiemann Land and Cattle Development, Inc. and Rowe Lane Development, Ltd. from and against any claim, demand, cause of action, or liability arising out of the Members' use of the Blackhawk Amenity Center.

The reserving homeowner will be responsible for cleaning and vacuuming the Clubhouse area reserved, including all equipment and furniture prior to leaving, on the day of the event after any function at the Clubhouse. The reserving homeowner will be responsible for the cleaning and repair of any common area, including kitchen, bathrooms, breezeway, parking area, walks, and grounds around the Clubhouse, as a result of the reserving homeowners' event. The reserving homeowner will be liable for the repair or replacement of any damage done to the Clubhouse, furniture, equipment, windows, window coverings, or walls. The Clubhouse will be inspected by a management representative. In his or her absence, the Clubhouse may be inspected by a Board member or other designated representative.

When reserving the Clubhouse, the access card to the Clubhouse must be returned to the Clubhouse Manager the next business day, following the event. The next business day, there will be an inspection of the Clubhouse before any deposits are returned, or a homeowner is released from liability for clean up or repair of damaged facilities in the Clubhouse, Pool or Pavilion.

A "Checklist" will be used for this inspection. If anything including, but not limited to: pottery, pictures, pillows or other "movable" items are missing, the deposit will be forfeited. The homeowner will be responsible for the cost of all items missing or damaged. **No deposit will be refunded without a signed reservation Checklist.** If the deposit does not cover damage amount, the homeowner will be held responsible for the full damage amount, replacement and labor.

In a dispute, the Board of Directors will be the final authority to determine if the forfeited deposit or amount assessed to a homeowner for damages is fair and reasonable.

#### **Rules and regulations when reserving the facilities:**

The reserving homeowner who reserves the facilities must be present at all times during the function being reserved.

All functions must not start prior to the agreed time; this includes set-up time. All events must end by the agreed time; this includes the tear-down time needed for the event. Homeowners reserving the Clubhouse facilities must abide by and follow all applicable state and county governing code or law.

**No alcohol may be served, sold or consumed at any function in or on the premises of the Blackhawk Amenity Center.**

Music or any noise must be kept at a level that it cannot be heard outside of the Clubhouse grounds. The reserving homeowner will be responsible to see that there are no loud noises from guests either coming to or leaving the function at the Clubhouse. The report of loud noise can be the basis for forfeiture of the homeowner's deposit and a ban from future reservations.

As applicable according to the area that is reserved, all items, including but not limited to: lights, television equipment, VCR, music system, and microwave, are to be turned off when the event is over.

Candles are for aesthetics only and are not to be burned.

No animals or pets are allowed in the clubhouse.

Heat or air conditioning should be left on. In the winter, set the "heat" at 65, and in summer, set the "cool" at 78.

No wet bathing suits are allowed in the Clubhouse (any air conditioned space), to include the inside bathrooms, kitchen, great room or Clubhouse office.

Nothing may be affixed in any manner to the walls or wallpaper. Items located in the Great Room or Kitchen can be moved within the room to suit the need of the event but under no circumstances shall any items be removed from the area they came from to another area (i.e., Great Room chairs can not be placed in the pool area). All items must be put back in their original location prior to check out for a full deposit returned.

No firearms, other than those carried by a duly sworn officer of the law are permitted in the Clubhouse at any time. Management reserves the right to require the Reserving Member to pay for the cost of a security officer at larger events or any event deemed necessary by Management.

There is no smoking in the Clubhouse or pool area, except where designated. It is the responsibility of the reserving homeowner to provide receptacles for cigarette disposal outside as designated. Failure to do so will result in partial forfeiture of deposit. If the Club Manager smells cigarette smoke when inspecting the condition of the clubhouse after an event, the deposit will be forfeited and additional cleaning charges to remove the smoke will be assessed.

If a homeowner violates any of the rules for use, at its sole discretion, the Board of Directors reserves the right to refuse to reserve the clubhouse, pool, pavilion or any Blackhawk Amenity Center facility to that homeowner again.