

RESORT VILLAGE SPECIAL EVENT AGREEMENT

Resort Vacation Properties of St. George Island, Inc., ("Resort"), and _____, ("Renter"), agree to fully comply with all the following terms, conditions and guidelines of this Agreement, ("Agreement").

1. The Renter agrees to conduct the event in an orderly manner and agrees to obey all applicable laws, regulations and rules of all governmental or regulatory entity, including, but not limited to, all sanitary laws, rules and ordinances. It is the responsibility of the Renter to familiarize themselves with all such laws, rules and regulations.
2. The Resort Village Clubhouse is reserved for the purpose of holding the following event:
_____.
3. This clubhouse is reserved for the event described herein. The use of the clubhouse is limited to this purpose and no other use shall be made without prior written permission of Resort.
4. The total rent for this Agreement is \$ _____, plus all applicable taxes. This amount does not include the damage deposit.
5. The term of this Agreement begins on _____ and ends on _____. The Renter shall be liable for double rent in the event that the Renter holds over after the term of the Agreement.
6. The Renter assumes full responsibility for the conduct of all persons in attendance and for any damage to any part of the home and premises during any time same are under the control of the Renter, Renter's guests, or vendors employed by the Renter for the occasion. The Renter agrees to be responsible for any and all damages or additional fees that may be incurred during the duration of the rental. The Renter also agrees to apply the \$1,000.00 damage deposit toward payment of all such damages and/or fees, even if the amount exceeds \$1,000.00. See paragraph 8(b) below for further information concerning the damage deposit and paragraph 16 below concerning the hold harmless agreement.
7. Peaceful Enjoyment: Subject to all the terms and conditions herein, upon the payment of all fees and confirmation of the reservation, Renter shall and may peaceably and quietly have, hold and enjoy the leased premises for the agreed term.
8. The Renter, and its guests, vendors and invitees shall abide by the following guidelines. Failure to obey any of these guidelines, or any other provision of this Agreement, shall, at Resort's option, work a forfeiture of this Agreement and of the Renter's rights under this Agreement:
 - a. FEES – The Resort Village Clubhouse is available to rent for \$500.00 + tax per day. To rent the clubhouse, you are also required to rent a minimum of 2 homes inside Resort Village for the minimum night stay that is required (see individual property listings for the minimum night stay).
 - b. MAXIMUM GUESTS – The maximum number of guests during the times of an event is 125. Guests are required to provide a typewritten list of guests attending the event at least 2 weeks prior to the scheduled check-in date to gain entry thru the Plantation Gate.

- c. EXCLUSIVITY – Exclusive use of the Resort Village Clubhouse and pool area will be granted during specific time periods only. The times of the event must be pre-arranged.
- d. HOMEOWNER ASSOCIATIONS – Resort Village is located inside the St. George Island Plantation. Please refer to the St. George Plantation Agreement for rules and regulations. These can be found on our website at <http://www.resortvacationproperties.com/rvp/forms/index.php>.
- e. GENERAL USAGE – For your use and convenience, tables and chairs to accommodate 40 guests, 2 restrooms, and a work sink are available inside the Resort Village Clubhouse. Garbage cans are also available inside the clubhouse and pool area. Cutlery, plates, cups, serving dishes, napkins, table cloths, extra trash cans or liners, and/or chafing dishes are not provided. Please note glass is not allowed inside the pool area.
- f. HOURS – Festivities must end by 11 p.m. with no exceptions.
- g. SMOKING – Smoking is not permitted in any structure.
- h. CANDLES – The Unity Candle for weddings is to be the only source of flame inside homes or on the decks and porches. No other open-flame device is allowed. Candelabras are for decoration only and are not to be lit inside any property.
- i. SEA TURTLE ORDINANCE – Events occurring between May and October must comply with the Sea Turtles Protection Ordinance for Florida. This information can be found on the FWC website at http://www.myfwc.com/WILDLIFEHABITATS/Seaturtle_Lighting.htm.
- j. DECORATIONS – Stapling, nailing, gluing or other damaging attachments are not allowed. Please take care not to damage homes, the clubhouse, pool area or landscaping.
- k. PARKING – Parking can be found on the north side of Resort Village. This parking area and nearby cul-de-sac can accommodate 20-30 vehicles in addition to parking at each rental home reserved for the event. If additional parking is needed guests must be shuttled to the property. Guests are not allowed to park on the grass, median, or road shoulder inside the St. George Island Plantation. Public parking is available in the center of the Island in the public beach parking.
- l. FURNITURE – If furniture is moved in the clubhouse, pool area or rental homes, it must be returned to its original location. Care should be taken not to scratch floors or cause other damage.
- m. ENTERTAINMENT – Music for the event is allowed but is subject to Plantation Associate Rules. Please contact Plantation Security at 850-927-2362 for information regarding bands or DJ's and cutoff times.
- n. RENTAL GUIDELINES – The current Rental Guidelines apply to all reservations. Review these online at <http://www.resortvacationproperties.com/rvp/vacation-rentals/rental-guidelines.php> and in our Vacation Planner. Please note that authorized employees may enter the premises for any purpose to manage the property. We reserve the right to discontinue occupancy and any reservation obtained under false pretense will be subject to forfeiture.
- o. DAMAGES – A refundable damage deposit of \$1,000 is required and is applicable to the clubhouse, pool area, and any homes rented for the event. Guests are responsible for any damages incurred during their stay and/or event. This includes damages to the interior and exterior of the clubhouse, pool area, and rental homes, landscaping, irrigation system, and surrounding areas such as sand dunes, sand fences and sea oats. There will also be a charge if furniture is not returned to its original location. Our Housekeeping Department will conduct a thorough inspection prior to guest arrival and following guest departure. On your arrival, we strongly recommend you check the rental home for any damages in or around the home and report any damages you find immediately to our office at 927-2322. The damage deposit, less the cost to fix any damages or replace furniture, if any, will be refunded within 45 days of the event; this will be refunded by the same method as payment.
- p. CLEAN-UP – Renters are responsible for clean-up after the event. This includes, but is not limited to, the interior and exterior of the clubhouse, pool area, and rental homes, landscaping and surrounding area including sand dunes and beach area. Please refer to the “Resort Village Event Clean-Up Checklist” for clean-up requirements. Any damage to the clubhouse, pool area, rental homes or landscaping will be the responsibility of the renter(s). Please remember that items may not be left on the beach overnight. Additional charges may apply if the clubhouse, pool area, and rental homes are not found to be in acceptable condition following your departure.
- q. SPECIAL STIPULATIONS – Renter shall not deviate from the above guidelines without the prior written permission of Resort.

9. Utilities: There is no additional charge for water, sewer and garbage services.
10. Severability: If any provision of this Agreement is deemed by a court of competent jurisdiction to be invalid or unenforceable, then such provision shall be stricken and the remainder of the Agreement shall be enforced.
11. Venue and Governing Law: The terms of this Agreement shall be governed by the laws of the State of Florida and venue shall be in Franklin County, Florida.
12. Time for Performance: Time is of the essence in the performance of all the terms of this Agreement.
13. Attorney Fee Provision. In the event of litigation arising out of this Agreement, the prevailing party shall be entitled to its reasonable attorney fees from the non-prevailing party.
14. Mediation: Prior to filing a lawsuit, the parties shall participate in non-binding mediation. Each party shall pay its own attorney fees for mediation. The parties shall equally split the costs of the mediator's reasonable fees.
15. Hold Harmless: In consideration of \$10.00, the receipt and sufficiency of which is acknowledged, the Renter shall hold Resort, its owners, officers, shareholders, directors and employees, and the home owner harmless from all liabilities, damages, costs, negligence and attorney fees arising from this Agreement caused by Renter or its guests, servants and invitees, including such claims made by same against Resort.
16. Pets/Animals: Renter shall keep no domestic or other animal on or about the home or premises without the prior written permission of Resort.
17. Waiver: The waiver by Resort of any breach of any covenant or duty of Renter under this agreement is not a waiver of a breach of any other covenant or duty of Renter or of any subsequent breach of the same covenant or duty.
18. Assignment: Renter may not assign this Agreement without the prior written approval of Resort.
19. Cancellation: Resort reserves the right to cancel this Agreement with or without cause and without liability to Renter.
20. Hazardous Materials: Renter shall not keep or have on the home or premises any article or thing of a dangerous, flammable or explosive character that might increase the change or eruption of fire or that would ordinarily be considered hazardous or extra hazardous by any responsible insurance company.
21. Nonobservance or Violation of Rules by Renter or its guests: Resort shall have no liability or responsibility to Renter or its guests/invitees for the nonobservance or violation of any of the guidelines or other provisions of this Agreement.
22. Independent Contractor: Renter is notified that Resort is a property management company which is an independent contractor of the owner of the home. Resort may enforce this Agreement for the benefit of the homeowner.
23. Fitness of the home. Renter agrees that Resort shall have no liability or responsibility to Renter or its guests if the home becomes unfit for the event for any reason not caused by the gross negligence of Resort.
24. Consideration: This Agreement is entered into in consideration of \$10.00 and other valuable consideration, the receipt and sufficiency of which is acknowledged.
25. The headings of each paragraph are intended solely for the purpose of organization.

_____ Initial here to confirm that the smoke detectors are present in the home.

Resort Vacation Properties of St. George Island, Inc.

By: _____
Event Planner on behalf of Resort Vacation Properties
of St. George Island, Inc.

Date

Renter Name: _____

Date of Event: _____

Times of Event: _____ to _____

Rental Home(s) Reserved:

Dates Reserved:

If wedding,

Bride's Name: _____

Bride's Phone: _____

Groom's Name: _____

Groom's Phone: _____

Wedding or Event Coordinator, if applicable: _____

Coordinator's Contact Information: _____

_____ Initial here to confirm that you received a copy of the Resort Vacation Properties Rental Guidelines.

_____ Initial here to confirm that you received a copy of the applicable Homeowner Association guidelines.

Renter Signature

Date

Renter Printed Name