

**Tison's Landing Community Development District
Amenity Center Rental Application**

Name of applicant: _____ Date: _____

Organization: _____ Phone: _____

Address: _____ Jacksonville, FL 32218

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 Stat.

I have read, and understand what tasks need to completed in order to receive a complete refund of my deposit. This includes trash removal and cleaning of the premises.

I have read, 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 the Tison's Landing Community Development District and their agents, supervisors, officers, directors, and employees and staff as additional insured.

Signature: _____ Date: _____

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

Received and Approved by: _____ Date: _____

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

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 or money orders (NO CASH) 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.

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

(3) **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 is not permitted at the Amenity Center**

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.

Alcohol may be served at your event provided that staff has been given proof of Host Liquor Liability insurance in the amount of no less than \$1,000,000.00 naming Tison's Landing CDD as additional insured organization. Failure to do so may result in loss of deposit. Alcohol will remain prohibited in the pool area.

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.