

**THE TOWERS OF KEY BISCAIYNE, INC.**

**TOWER I & II**

APPLICATION, RULES FOR USE OF THE CARD/PARTY ROOMS AND AGREEMENT (“AGREEMENT”)

UNIT#: \_\_\_\_\_ APPLICANT’S NAME: \_\_\_\_\_ (“RESIDENT”)

OWNER\_\_\_\_ LESSEE\_\_\_\_ TELEPHONE NUMBERS: \_\_\_\_\_

DATE OF FUNCTION: \_\_\_\_\_ NUMBER OF GUESTS: \_\_\_\_\_

APPLICATION FOR: (SELECT ONE) \_\_\_\_\_ **TOWER I CARD/PARTY ROOM**

\_\_\_\_\_ **TOWER II CARD/PARTY ROOM**

TIME OF FUNCTION: \_\_\_\_\_ END OF FUNCTION: \_\_\_\_\_ **MAX TO 12AM**

**PURPOSE OF EVENT: (PLEASE CIRCLE ONE):**

CHILD’S PARTY    TEEN PARTY    ANNIVERSARY    BIRTHDAY    WEDDING    ADULT PARTY

OTHER: \_\_\_\_\_

**Card/Party Rooms are to be used as follows:**

- Residents have access ‘on request’ or with previous reservation; from 9:00 a.m. to 12:00 a.m. Request should be made at the Reception Desk. Rooms must be cleaned and vacated by 12 am.
- Rooms are available to residents whose use rights in the common elements and common facilities have not been suspended.
- Reservations for organized Functions for ten (10) or more persons must be made to Management Office at least 48 hours in advance. A \$300 refundable deposit in check form must be submitted to management along with application to the room.
- **Child and Teen parties must be supervised by an adult at all times.**
- No more than the legal capacity of persons will be allowed in any room.
- The names of all outside guests must be registered with the office at least 48 hours prior to the function, for admittance to the property. Table arrangement form must be handed in three (3) business days prior to the event. Please request the necessary tables and chairs as no additional ones will be available the day of the event.
- Reserving resident must be person giving party and must be in attendance at function at all times.
- For functions consisting of twenty-eight (28) to fifty-one (51) guests, the residents(s) shall engage, at their sole cost and expense, an off-duty association security guard to supervise and contain guests within designated areas and protect the property. The security will be there from the time the event begins, until the last person leaves. The cost is \$20 per hour, for a minimum of four (4) hours, payable in cash to the security employee at the end of the event.

- Music & Noise should be confined to inside of facility and shall be such that it does not disturb other residents. Music is not permitted after 10:30 P.M in any of the common areas rooms.
- No actual cooking is allowed, only heating of food.
- Residents & residing Guests shall provide a Photo ID at the Reception Desk for access to the rooms. ID will be returned once the room has been turned over to Security
- Resident is fully liable and responsible for any damages incurred, and for ensuring that all guests comply with these Rules and Regulations. Resident will face the possibility of being denied future use of any recreation rooms if non-compliant or violations of the Rules and Regulations takes place.
- Food and Drinks are allowed. All beverages must be in opaque plastic containers on appropriate tables as provided.
- Children under 12 years of age must be accompanied by a person 18 years of age or older at all times.
- Resident hereby agrees to assume all responsibility for insurance respecting their use of the Card/Party Room, and to assert no claim of coverage under any insurance policy of the Association in connection with the use of the Card/Party Rooms.
- Resident hereby agrees to indemnify and hold harmless the Association and its officers, directors, agents and employees from any and all losses, claims, damages, actions and liabilities, including, without limitation, claims for property damage, personal injury or death, arising from or connected with Resident's use of the Card/Party Room or any other Association property or Resident's violation of any covenant, rules or applicable law, code or ordinance with respect to the use of the Card/Party Room (including attorneys' fees at the trial and appellate levels) whether caused by the negligence of the Association, its officers, directors, employees or agents or otherwise, and Resident hereby waives any claims covered by the foregoing indemnity, whether caused by the negligence of the Association, its officers, directors, employees or agents or otherwise. Resident's agreement to indemnify and hold harmless the aforesaid parties shall include attorneys' fees and costs actually incurred thereby, regardless of whether or not suit is brought or any appeal is taken therefrom. Without limiting the generality of the foregoing, Lessees acknowledge and agree that neither the Association nor any of the other parties indemnified and held harmless above shall ever be deemed an insurer(s) against any loss, damage, injury or death occurring in or with respect to the use of Card/Party Room. **THE USE OF THE CARD/PARTY ROOM IS AT ALL TIMES AT RESIDENT'S SOLE RISK.**

- All notices by either party to the other provided for in this Agreement shall be in writing and sent certified mail, addressed to Resident at:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and addressed to the Association at:

TOWERS OF KEY BISCAYNE, INC.  
1121 Crandon Blvd.  
Key Biscayne, FL 33149

- In connection with any litigation including appellate proceedings arising out of this Agreement, the prevailing party shall be entitled to recover its reasonable attorney's fees and costs. This Agreement shall be construed under and in accordance with the laws of the State of Florida. Any legal proceeding arising from this Agreement shall be brought only in a court of competent jurisdiction in Miami-Dade County, Florida. Neither party to this Agreement shall assign the Agreement or sublet it as a whole without the prior written consent of the other. The partial or complete invalidity of any one or more provisions of this Agreement shall not affect the validity or continuing force and effect of any other provision. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such term, covenant, condition or right as respects further performance. This Agreement may not be amended or modified except by an instrument in writing signed by the party against whom enforcement of such amendment or modification is sought. In construing this Agreement, the singular shall be held to include the plural, the plural shall be held to include the singular, the use of any gender shall be held to include every other and all genders. This Agreement may be executed in any number of counterparts with the same effect as if all parties hereto had signed the same document. All such counterparts shall be construed together and shall constitute one instrument.
- The Association reserves the right to cancel this Agreement without notice in the event a tropical storm watch or warning or hurricane watch or warning, or when other acts of God, catastrophe or unforeseen circumstances beyond the Association's control are present. In the event the Association exercises its cancellation rights hereunder, it shall return the Resident's deposit, and shall not be responsible for any costs, expenses or damages that may be incurred by the Resident in connection with the canceled Function.

**I AGREE THE ABOVE RULES AND/OR THE RULES AND REGULATIONS OF THE TOWERS OF KEY BISCAYNE. I HAVE READ AND UNDERSTOOD ALL OF THE ABOVE RULES & REGULATIONS AND I ALSO AGREE THAT I MAY BE FINED, IF ANY OF THE ABOVE RULES ARE VIOLATED.**

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PRINT NAME

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DATE

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SIGNATURE