

**Bell Harbor Homeowners Association**  
 15293 Bashford Avenue  
 Clear Lake, IA 50428-8754  
 [641] 357-2085, FAX - 641-357-1062  
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[www.bellharborhomeowners.com](http://www.bellharborhomeowners.com)

**Knoer Lodge Usage Agreement - 2012**

Knoer Lodge is located at 4672 Epworth Drive, Bell Harbor, Clear Lake, Iowa. The 24 by 40 foot **smoke-free** main hall accommodates **50 persons**. The hall and adjoining kitchen may be rented by individuals and groups with the approval of the Bell Harbor Homeowners Association Manager. Usage fees are listed below and are charged in full hour increments. There is an additional fee for use of the fireplace. **Rental time begins when the keys are picked up and ends when keys are returned.**

	Member Rate	Guest Rate
1-3 hours	\$ 45.00	\$ 90.00
Each additional Hour	\$ 15.00	\$ 30.00
Full day (10 or more hours)	\$ 150.00	\$ 300.00
Deposit (separate check)	\$ 50.00	\$ 100.00
Fireplace usage (Duraflame type logs only)	\$ 50.00	\$ 50.00

**Two checks, one for the total fee and one for the deposit, are to accompany the signed Usage Agreement Form. Checks should be dated for the date of the rental.** The Deposit check will be returned following a review of the facility after usage unless the review indicates the need for further cleaning or for repair, in which case the full deposit will be held and the user so notified. The deposit is not to be construed as a limit of liability for damage to Bell Harbor property.

Knoer Lodge is to be used only between the hours of 8:00 a.m. and 11:00 p.m. unless special approval has been received from the Association Manager in written form. **The following guidelines must be observed:**

1. **No Throwing rocks from shoreline**
2. **Remain on Bell Harbor property - 100 feet back from the shoreline**
3. **Stay off docks except for swim docks**
4. **No parking on areas that are not graveled**
5. **All signage must be removed at the end of the rental**

RESERVATION DATE: \_\_\_\_\_

RESERVATION TIME: \_\_\_\_\_

FEE AMOUNT DUE: \_\_\_\_\_

DEPOSIT AMOUNT DUE: \_\_\_\_\_

The Responsible Party identified below is to obtain the necessary keys from the Association Manager, or designee, prior to the scheduled event and for the immediate return of the keys immediately following the event. The Responsible Party identified below hereby acknowledges receipt and acceptance of all terms outlined herein and as contained within the Association Rules and Regulations.

\_\_\_\_\_  
Responsible Party

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Full Address

\_\_\_\_\_  
Email

\_\_\_\_\_  
Association Manager

Return my deposit

Shred my deposit

**\*Keys may be picked up at the Manager's home (15297 4<sup>th</sup> Street, phone 641-357-6518) just prior to the rental unless other arrangements need to be made. Keys, Knoer checklist and dirty kitchen linens must be returned to the same address immediately following the rental.**