



Amenity Policies and Reservations Procedures

Epperson.BreezeHome.com
Epperson@BreezeHome.com
813.565.HOME

breeze



Epperson Lake House

Address: 9045 Ivy Stark Blvd, Wesley Chapel FL 33545

**Hours of Operation:
Monday - Sunday
8 a.m. to 10 p.m.**

**Maximum Occupancy (Indoor & Outdoor):
40 Occupants**

- A \$500 refundable deposit check is required for all Lake House rentals.
- A \$75 cleaning fee is required for all rentals.
- Minimum rentals are 1 hour.
- Maximum rentals are 8 hours.
- Rentals exceeding 4 hours will be billed an hourly rate of \$50.
- All reservations are for indoor and patio space and the space will be exclusive to the reserving party for the time and date of the private event.
- Reservation requests should include the anticipated time to set up and breakdown the event. Please plan for this when selecting your reservation timeslot.

Make a Reservation

**Please help us keep the Lake
House a beautiful space for
all residents to enjoy!**

*Lake House reservations are permitted for Epperson
residents and their guests only.*



Rental fee requirements:

Example 1: Reservation booked from 12 pm – 6 pm.

- \$500 refundable deposit
 - \$75 non-refundable cleaning fee
 - \$100 non-refundable fee for 2 extra hours
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- Once request is submitted, residents should allow at least 3 business days for the approval process to take place.
 - Payment of all fee(s) are due a minimum of 7 days in advance of the reservation date and is required to secure the Lake House.
 - All Residents are required to fill out and electronically sign the waiver to reserve the Lake House.
 - **Payment instructions will be provided at time reservation is approved.**

Rental Procedures:

For rental use of the Lake House, please follow the below procedures.

1. View the community reservation calendar located [here](#).
2. Complete and submit the rental request by selecting the date and time available on the calendar. This date will not be confirmed until the resident submits the rental request and required deposits.
3. The Community Director will review and approve all reservation requests.
4. Please allow at least three (3) business days for the Community Director to provide an update on the availability of the space.
5. If approved, you will be notified via email, and you can then submit your deposit and cleaning fee.

Required to receive returned deposit:

1. Before and after pictures submitted to Epperson@BreezeHome.com
2. Cleaning: wiping down all surfaces (i.e., tables, counters, chairs)
3. Dumping garbage (garbage dumpster is in the parking lot behind the enclosed gate).
4. All indoor and outdoor furniture must be placed back into order as it was upon arrival, and areas cleaned accordingly.
5. Bathrooms must be picked up if any trash is left on the floor.
6. The resident who reserved the event must be present during the entire duration of the event.
7. Must comply with the rules and regulations the community has instated.

****Failure to comply with any rules/requirements could result in a loss of your deposit.**

****Rates are subject to change without notice and will be confirmed upon reservation approval.**



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Amenity Guidelines

1. Any event requesting reserved space at the Lake House must be scheduled and approved by the Community Director.
2. Residents of Epperson who are over the age of 18 are eligible for Lake House rental privileges. Residents under the age of 18 are permitted so long as they are accompanied by a resident who is over the age of 18.
3. Please be aware that the Lake House is restricted to usage by residents and their guests only. Doors are not to be propped open for free entry/exit.
4. The Lake House may be utilized by the developer or its representatives for marketing and home sales in the community.
5. The amenities may be scheduled for use for approved programs and events planned by the Community Management Company, social committees, as well as utilized for CDD and HOA meetings.
6. Residents and their guests must follow all amenity policies and procedures.
7. Rentals will start and conclude at the approved time designated by the rental request and waiver. Once your rental concludes, all residents and their guests must vacate the Lake House and submit proof that the Lake House remains in the same condition as when it was entered.
8. The Community Director or another CDD staff person will conduct a pre-event inspection and post-event inspection. This individual will assess the condition of the Lake House and they will be responsible for determining whether the deposit will be returned.
9. Residents reserving the Lake House must provide one (1) chaperone for every ten (10) attendees under 18 years of age.
10. All decorations and trash inside and outside the Lake House must be removed prior to vacating the premises, immediately following the event.
11. All chairs, tables, and equipment must be returned to its original setup following each reserved use, and under no circumstances shall chairs, tables, other equipment, or any décor items be removed from the Lake House.
12. All unused food and drink must be removed from prior to vacating the Lake House.
13. Amplified music and/or DJs must be approved and are subject to the noise ordinances of Pasco County.
14. Neither admission fees nor any fund transfers, which might be construed as admission fees, shall be collected by the resident unless it is part of an approved program or event.
15. The resident will be in attendance throughout the entire length of the rental. If the resident leaves the event, the contract will become null and void, the event will end, and the resident's refundable deposit will not be returned.



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Amenity Guidelines (continued)

1. Any damage to the Lake House or property, whether the resident is in attendance or not, will be the responsibility of the resident and will be charged against the refundable deposit. Any damage over the deposit amount will be additionally charged to the resident. The resident accepts full responsibility for the conduct of all event guests, adults, and minors.
2. The Lake House and surrounding areas, except designated smoking area(s), are non-smoking. If smoking occurs outside of the designated smoking area(s), the refundable deposit will not be returned and additional charges, fines, and penalties may be assessed if damages occur as a result of a violation of the non-smoking policy.
3. Basic cleanup of the Lake House is the responsibility of the resident and includes, but may not be limited to, wiping down tables and removal of all trash and debris. If an outside caterer is used for the event, it is the resident's responsibility to assure that the caterer cleans all kitchen facilities and equipment used for the event. If clean-up costs from the event are incurred by the management company due to the resident's failure to complete cleanup requirements, funds will be retained from the deposit. Any cleanup costs over said deposit amount will be additionally charged to the resident.
4. The community reserves the right to require security staff or attendance of a community representative for any event deemed necessary by the Community Director and/or CDD Board.
5. Proper attire, including shirts and shoes, must be worn at all times. Personal belongings of the resident and resident's guests are the sole responsibility of the resident. The community is not responsible for loss or damage of these items.
6. If alcohol is served, it is the undersigned's responsibility for any and all actions of the guests and invitees. Any violations of the rules of this agreement or the Lake House rented will cause the undersigned to lose all or a portion of their deposit.
7. The Community Director and CDD must approve any bounce house rentals and any other vendors or commercial usage. Proper vendor proof of insurance must be submitted to the office prior to utilization. This includes all outside commercial vendors (i.e. DJ, caterer, bar service, bounce houses, petting zoo, food truck, etc.).
8. **Cancellations:** Residents may terminate their agreement up to 1 day prior to the scheduled use, and the deposit will be refunded.
9. The community reserves the right to cancel any rental or use due to "Acts of God", such as, but not limited to; hurricanes, earthquakes, floods, fires, etc. In this event, the residents deposit will be returned.

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