



**KING OAKS**  
PREMIER ACREAGE COMMUNITY

**Amenities Center Reservation Form**

Property Owner: \_\_\_\_\_ Lot #: \_\_\_\_\_

Property Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: ( ) \_\_\_\_\_

Event Date: \_\_\_\_\_ Hours: \_\_\_\_\_ No. of Guests: \_\_\_\_\_

Event type (please check one): \_\_\_ Wedding/Reception \_\_\_ Shower \_\_\_ Birthday \_\_\_ Party  
\_\_\_ Business Function \_\_\_ Other; please specify \_\_\_\_\_

Property Owner Signature(s):  
\_\_\_\_\_

Thank you for choosing the King Oaks amenities for your event! Your reservation will be confirmed after all documents in this reservation packet are completed and returned with **BOTH** checks (rental fee and refundable deposit) to Southstar Property Management at 1114 Lost Creek Blvd., Austin TX 78746 or e-mail to [KO-AMENITYRESERVATION@Southstarpropertygmt.com](mailto:KO-AMENITYRESERVATION@Southstarpropertygmt.com).

**You have reserved:**

- \_\_\_\_\_ **Option 1: Full Day Reservation: Pond Pavilion for six (6) hour block- between 8am – 2pm or 3pm -11pm. It includes exclusive use of tables and chairs; as well as grille located on the pavilion.**
- \_\_\_\_\_ **Option 2: Four (4) Hour Reservation: Pond Pavilion for four (4) hour block- between 8am – 12pm, 1pm - 5pm or 6pm – 10pm. It includes exclusive use of tables and chairs; as well as grille located on the pavilion.**
- \_\_\_\_\_ **Option 3: Four (4) Hour Reservation: The Outdoor Kitchen at the Pool for a four -hour block; between 8am – 12pm, 1pm – 5pm, or 6pm – 10pm. Please note that the pool is not restricted to your guests during the reservation of the outdoor kitchen. Other members of the community will still have access and pool privilege during your event. Tables and chairs located in the kitchen area is included with your reservation.**

**Please note, ALL fees and documentation MUST be provided at time of reservation. Fees may be paid with two checks: one for the rental fee, the other for the deposit. Checks should be payable to: King Oaks Property Owners Association with a memo note: amenity rental fee, amenity deposit for the pond pavilion or outdoor kitchen.**

- **Full Day Rental- Pavilion:** \_\_\_\_\_ \$400.00 fee \_\_\_\_\_ \$300 deposit\*\*
- **Four Hour Rental- Pavilion** \_\_\_\_\_ \$150.00 fee \_\_\_\_\_ \$300 deposit\*\*
- **Outdoor Kitchen - 4 Hour Rental:** \_\_\_\_\_ \$200.00 fee \_\_\_\_\_ \$200 deposit\*\*

- \* *Total amount may be paid with two checks made payable to POA of King Oaks*
- \*\* *You must take a photo before and after rental to verify condition is the same as when you arrived to receive a refund of your deposit in full.*

**Documentation:**        \_\_\_\_\_ **Release of Liability and Assumption of Risk**  
                                  \_\_\_\_\_ **Member Information Sheet**

This reservation gives you exclusive use of only the indicated facilities during your scheduled event. It does not give you exclusive use of the Pool, Pool/Patio Deck, and Pavilion greenbelt and restrooms. We hope you have an enjoyable event. Please email us at [Info@southstarpropertymgmt.com](mailto:Info@southstarpropertymgmt.com) with any comments.

**King Oaks  
Amenities Center Policies**

- You will be given a keypunch code to open the pool gate and pavilion restrooms.
- **The property should be inspected and all items reported 48 hours before your events.**
- Property owner must be current on annual POA dues to use the facilities.
- Property owner must be present during entire event. **FAILURE TO DO SO WILL RESULT IN A FORFEIT OF YOUR DEPOSIT AND YOUR ABILITY TO RENT THE FACILITY IN THE FUTURE.**
- You are responsible for the behavior of your party.
- Please follow all posted rules at the Community Pool Complex and the rules as stated in the Notice of Waiver and Liability.
- We do NOT have a lifeguard on duty. NO child should be left unattended.
- Pavilion rental capacity is a maximum of 100 people.
- No rentals will be scheduled on Holidays or Holiday weekends.
- Please be courteous, hospitable and respectful of all others.
- Music/band or public addresses must conclude by 10:00 p.m. on week nights and 11:00 p.m. on weekend nights. The volume of your music is subject to complaints from neighbors under applicable County statutes. Please be respectful of nearby homes with the music volume.
- Fireworks are not allowed.

***Clean-up Requirements for Refund of Deposit:***

- Facility must be cleaned to the same, or better, condition as presented prior to your event, including the parking lot. **This must be done by the end of your reservation time in preparation for a possible event following you on the same day.** If this task cannot be completed the same day, please reserve the following day as well (daily fee required). Failure to do so will forfeit refund of your deposit. Please note that a “before” and “after” inspection of the facility being reserved will be conducted by an agent of Southstar Property Management prior to the refund of your deposit. The “after” inspection may take up to 48 hours to complete. You will be notified in advance if a reduction or forfeiture of your deposit check is required.
- To ensure you receive 100% of your deposit:
  - Please empty and take out trash at the conclusion of your event and replace trash liners. The code for the dumpster is 7175.
  - Vacuum and/or sweep if necessary all debris in the areas used for your event.
  - Pick up cigarette butts, rice, confetti, etc. if applicable.
  - Bring to the attention of the Southstar Property Management Agent, any prior damage to furnishings, etc. before your event.

**I have read the above policies and understand that failure to comply may result in the forfeit of my deposit.**

**Property Owner Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**RELEASE OF LIABILITY AND ASSUMPTION OF RISK AGREEMENT**

This Release of Liability and Assumption of Risk Agreement is hereby entered into as of the date shown below by and between the following parties:

PARTY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Phone

OWNER:

King Oaks Property Owners Association, Inc.  
c/o Southstar Property Management, LLC  
1114 Lost Creek Blvd., Suite 270  
Austin TX 78746

WHEREAS, the Owner has agreed to allow Party, listed above to utilize the \_\_\_\_\_  
\_\_\_\_\_ at King Oaks for an event, gathering or social meeting. Such event,  
gathering or social meeting is not sanctioned and is not in any way associated with the Property Owners  
Association of King Oaks, Inc., Southstar Property Management, Southstar Communities, LLC, or its parent  
company or any associated entities.

WHEREAS, Party and its guests will utilize \_\_\_\_\_ and assume  
all risk and liability associated with the event, gathering or social meeting.

NOW THEREFORE, in consideration of this Release of Liability and Assumption of Risk  
Agreement (the "Agreement") as well as the mutual promises and conditions set forth herein the Parties  
agree as follows:

1. Owner hereby grants to Party and its guests permission to enter and utilize the Amenity Center at King Oaks for the purpose of hosting an event, gathering or social meeting and no other reason.
2. **LIABILITY RELEASE.** Party, its heirs, guests, representatives and assigns, agree to hold harmless, release and discharge Southstar Property Management, Southstar Communities, LLC and its parent company, affiliates, owners, agents, employees, officers, directors, representatives, and others acting on their behalf and the Property Owners Association of King Oaks, Inc. and its affiliates, owners, agents, employees, officers, directors, representatives, and others acting on their behalf (collectively known as "Releasers"), of and from all claims, demands, causes of action, costs, injuries, personal injuries including death, all costs and expenses including attorney fees, and legal liability, whether the same be known or unknown, anticipated or unanticipated, arising from the use of the Amenity Center at King Oaks, including any actions due to any Release's own negligence. This release shall not cover Releaser's willful and wanton misconduct.
3. **ASSUMPTION OF RISK.** Owner shall assume all responsibility for all risks involved in or arising from the use of the Amenity Center at King Oaks. This includes the assumption of latent and patent defects in the building. Any and all injuries, damages or damage to the building shall be the full responsibility of the Party and its guests.

**MISCELLANEOUS.** This Agreement is binding upon the parties, their heirs, assigns and representatives, and it will be governed by and interpreted in accordance with the laws of the State of Texas. If any part of this Agreement is in conflict with any applicable law, then that single part is null and void, and the rest of this Agreement will be unaffected.

**MUTUAL REPRESENTATIONS AND WARRANTIES.** Each entity represents and warrants to the other entity that: (a) such entity has the full corporate right, power and authority to enter into this Agreement; (b) the execution of this Agreement by such Party, and the performance by such Party of its obligations and duties hereunder, do not and will not violate any agreement to which such Party is a party or by which it is otherwise bound; (c) when executed and delivered by such Party, this Agreement will constitute the legal, valid and binding obligation of such Party, enforceable against such Party in accordance with its terms; and (d) such Party acknowledges that the other Party makes no representations, warranties or agreements related to the subject matter hereof which are not expressly provided for in this Agreement.

**FINAL AGREEMENT.** This Agreement contains the full agreement between the parties and this Agreement supersedes and takes the place of all previous and contemporaneous agreements between the parties, whether such agreements are written or oral, regarding the subject matter of this Agreement. This Agreement cannot be amended, cancelled, assigned or modified except by the written agreement of parties.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

PARTY:

Signature \_\_\_\_\_

Printed \_\_\_\_\_