

# Resident Facility Rental Usage Guidelines

Thank you for your interest in renting a facility within our Epperson Lagoon. The following usage guidelines must be followed for all private rentals.

## RENTAL PROCEDURES

Rental requests may be made by following the procedures below:

1. Contact Mindy Anderson by email at manderson@wtsinternational.com or call 813-527-0775.
2. Complete and submit the Rental Request Form to the front office. This date will not be firm until the Renter submits required forms and deposits; and such submission is approved by a Manager.
3. Upon submission of required forms and deposit, a Manager will confirm the requested date in writing.
4. The Renter or the Renter's agent must confirm all plans with a Manager 30 days prior to the facilities use and pay total amount of rental. The Manager will determine whether confirmation will require a meeting at the facility site.
5. Epperson Club Members receive a 20% discount on rental spaces and aquatic rental add ons. Discount will NOT apply to any food, beverage or staff fees. The Club Member must be in good standing with the Epperson Club LLC and must remain onsite for the duration of the rental.

## RENTAL AREAS AND FEES

*OUTDOOR RENTALS: During Lagoon Operations. All prices are subject to 7% tax. Resident Club Members receive a 20% discount on rental fees and aquatic rental add-ons only. Admission is included, not exceeding max attendance for the reserved location with rental fee.*

Area and Locations	Description	Rental Fees and Deposit
<b>Tiki Hut- (pick one)</b> <b>Peninsula Tiki, Beach Tiki, or Adventure Bay Tiki</b>	<ul style="list-style-type: none"> <li>Accommodates up to 20 people, max 30.</li> <li>A versatile tiki shaded space.</li> <li>Shaded seating for 20 people max</li> <li>Additional guests over the 20 pay 50% off admission fees, for up to 10 additional people.</li> </ul>	\$350 for 4 hours plus tax \$75 each additional hour Timeframe includes set up and clean up \$250 deposit (Refundable)
<b>Peninsula Tiki combined with the Peninsula Deck</b>	<ul style="list-style-type: none"> <li>Accommodates up to 50 people</li> <li>A versatile shaded tiki space plus the attached deck area that provides you and your function with exclusivity.</li> </ul> Note: Shaded seating for 20 people max	\$500 for 4 hours plus tax \$100 each additional hour Timeframe includes set up and clean up \$250 deposit (Refundable)
<b>The Hub - Shade Sail with Green Space</b>	<ul style="list-style-type: none"> <li>Accommodates up to 100 people</li> <li>A semi-shaded turfed area for your event</li> <li>Various seating configurations available</li> </ul> Note: *Does not include any of the stage areas <i>This is not an exclusive space, general public will pass through.</i>	\$2500 for 4 hours plus tax \$600 each additional hour Timeframe includes set up and clean up \$500 deposit (Refundable)
<b>Cabana Cove North Deck</b>	<ul style="list-style-type: none"> <li>Accommodates up to 50 people</li> <li>A semi-private scenic deck space with 4 fully furnished cabanas.</li> <li>Additional high-tops can be added to this</li> </ul>	\$600 for 4 hours plus tax \$125 each additional hour Timeframe includes set up and clean up Timeframe includes set up and clean up

	<ul style="list-style-type: none"> <li>space.</li> <li>Private portable bar service available for additional cost.</li> </ul>	\$500 deposit (Refundable)
<b>Cabana Cove South Deck</b>	<ul style="list-style-type: none"> <li>Accommodates up to 50 people A semi-private scenic deck space with 4 fully furnished cabanas.</li> <li>Additional high-tops can be added to this space.</li> <li>Private portable bar service available for additional cost.</li> </ul>	\$600 for 4 hours plus tax \$125 each additional hour Timeframe includes set up and clean up \$500 deposit (Refundable)
<b>Cabana Cove</b>	<ul style="list-style-type: none"> <li>Accommodates up to 300 people</li> <li>A totally private scenic space complete with 8 furnished cabanas.</li> <li>Various seating configurations available.</li> <li>Private bar service available for additional cost.</li> </ul>	\$2,800 for 4 hours plus tax \$675 each additional hour Timeframe includes set up and clean up \$1000 deposit (Refundable)

**NOTE: The number an area listed above can accommodate is an approximation and actual numbers will vary depending on the type of function, seating, and logistics. If you are looking for a customizable rental please email James Zavesky at [james@lagooninformation.com](mailto:james@lagooninformation.com).**

**Add-Ons: All prices are subject to 7% tax**

<b>Item</b>	<b>Description</b>	<b>Fees</b>
<b>Additional Staff &amp; MOD</b>	If the rental will be starting or concluding outside of normal operating hours a staffing fee will be imposed for each additional hour outside of the normal operating hours.	\$100 per hour
<b>Wibit Obstacle Course</b>	<ul style="list-style-type: none"> <li>Accommodates up to 30 people per 45 min session.</li> <li>Must book within the same session and at least 2 weeks in advance.</li> <li>Sessions may not be private.</li> </ul>	\$8 per person
<b>Inflatable Wet Slide</b>	<ul style="list-style-type: none"> <li>Unlimited access to the slide for the duration of the rental.</li> <li>Wait times will vary depending on the day/time.</li> <li>Session will not be private</li> </ul>	\$8 per person
<b>Rockwall</b>	<ul style="list-style-type: none"> <li>Unlimited access to the slide for the duration of the rental.</li> <li>Wait times will vary depending on the day/time.</li> <li>Must book 2 weeks in advance.</li> <li>Session will not be private</li> </ul>	\$8 per person
<b>Take Two</b>	Includes choice of 2 of the following: 1 45-minute wibit session per person, unlimited slide & rock wall access for the duration of the rental.	\$13 per person
<b>Take Three</b>	Includes the following: 1 45 min wibit obstacle course session, unlimited slide & rock wall)	\$18 per person
<b>Beach Volleyball Court</b>	Court and equipment for the duration of the event.	\$100 for the duration of the event

**BAR PACKAGES: All prices are subject to 7% tax**

Options	Description	Fees
Beer & Wine Only	Bud Light, Miller Light, Ultra, Yuengling, Founders IPA or Corona Copa di Vino Wine- Select (3) Chardonnay, Pinot Grigio, Moscato, Sangria Cabernet or Merlot	Up to 4 hours - \$25 pp
Full Bar	Vodka- Original, Florida Cane Gin-Tamiami Gin, Florida Cane Rum- El Encanto, Florida Cane (silver or amber) Tequila- Jose Cuervo Whiskey- Red Drum, Florida Cane Bourbon- Red Drum, Florida Cane Copa di Vino Wine-Select (3) Chardonnay, Pinot Grigio, Moscato, Sangria Cabernet or Merlot	Up to 4 hours - \$32 pp
Premium Brands	Vodka- Tito's Gin- Bombay Sapphire Tequila- 1800 Rum- Captain Morgan Silver or Spiced Whiskey- Jack Daniels Bourbon- Bulleit Clos Du Bois Wine-Select (3) Chardonnay, Pinot Grigio, Merlot, Cabernet, Sangria	Up to 4 hours - \$36 pp
Top Shelf Brands	Vodka- Grey Goose Gin- Hendricks Rum- Bacardi Tequila- Patron Silver Whiskey- Crown Royal Bourbon- Makers Marck Francis Coppola Wine-Select (3) Chardonnay, Pinot Grigio, Merlot, Cabernet, Sangria	Up to 4 hours - \$40 pp
Non-Alcoholic	Tea, Coke, Diet Coke, Sprite, Coffee	Up to 4 hours - \$5 pp 4-6 hours - \$8 pp

Looking to customize your open bar? Please contact Chantal Ecklof at [Chantal@lagooninformation.com](mailto:Chantal@lagooninformation.com) or call 813-527-0775.

## POLICIES AND PROCEDURES

### General Guidelines

1. Renters must be over the age of 21 years of age.
2. Any event requesting reserved space at the lagoon must be scheduled through the Management Team by filling out the rental request form and waiver. Once the event date and event has been approved a refundable deposit must be submitted to secure the rental.
3. Any event intended to have wine, beer and or alcoholic beverages of any kind, must be catered internally by the Epperson lagoon. Outside caterers or the renter may not serve any kind of alcoholic beverages on property at any time.
4. All vendors, including caterers, must be approved by the Epperson management team. A copy of the caterer's current business license and current liability insurance naming Epperson Club LLC and WTS International as second insured must be presented and filed with The Epperson Club 2 weeks prior to any event taking place.
5. Outside food & non-alcoholic beverages are permitted during approved private rentals ONLY.
6. Renter may bring coolers as we have limited refrigeration space within the lagoon for private rentals to utilize. Coolers will be inspected upon accessing the lagoon grounds.
7. Renters and their guests must follow all facility policies, rules and procedures.
8. A pre-event inspection and post-event inspection will be conducted by the lagoon team. This individual will assess the condition of the rental space before and after the rental, and they will be responsible for determining whether the deposit will be returned.
9. Hosts reserving any facility must provide one (1) chaperone for each ten (10) attendees under 13 years of age.
10. All decorations must be removed prior to vacating the premises, immediately following the event.
11. All unused outside food and non-alcoholic beverages must be removed from premises prior to return of deposit.

12. The facility and surrounding areas, except designated smoking area(s) are nonsmoking. The designated smoking area is currently outside the front entrance of the lagoon. Smoking or Vaping is not permitted inside the lagoon grounds at any time per our facility rules.
13. All rentals must take place during normal operating hours. Additional fees will apply if the rental goes beyond normal operating hours.
14. Amplified music and or DJs must be approved and are subject to the noise ordinances of the community and lagoon.
15. Admission fees and fund transfers may not be collected by the Renter or any guests unless it is part of an approved program or event.
16. The Renter will be in attendance throughout the entire length of the event. If the Renter leaves the event, the contract will become null and void, the event will end, and the Renter's refundable deposit will not be returned.
17. Proper attire must be worn at all times in accordance with the facility rules.
18. No rice, birdseed, or confetti may be thrown in or around the facility. Rose petals will be permitted, provided there is complete cleanup as arranged with management.
19. Any guest of the Renter who becomes incapable of reasonable control of their actions from alcohol consumption or otherwise as determined by a staff member will be required to leave the facility. Personal belongings of the Renter and Renter's guests are the sole responsibility of the individual and Epperson Club LLC and WTS International are not responsible for loss or damage of these items.
20. Any damage to the facility or property, whether the Renter is in attendance or not, will be the responsibility of the Renter and will be charged against the refundable deposit. Any damage over the deposit amount will be additionally charged to the Renter. The Renter accepts full responsibility for the conduct of all event guests, adults, as well as minors.
21. Basic cleanup of the rental space is the responsibility of the Renter and includes, but may not be limited to, placing trash items in receptacles, removing all decorations and removing outside unused food & beverage items. If an outside caterer is used for the event, it is Renter's responsibility to assure that the caterer cleans up all of their items as well. If clean-up costs from the event are incurred by the staff due to the Renter'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 Renter's credit card.
22. We reserve the right to require security for events. Renters shall be required to hire the community's "preferred security" during the entire event, including one hour prior to the start and one hour after the conclusion of the event (or the actual time required for tear down and/or clean-up). We currently use off-duty Pasco County Sherriff's at their current hourly rate. Rates change depending on the hours, holiday and day of the week along with other factors like alcoholic beverages being served. The Event Management team will inform you if your rental request requires the hiring of security personnel.
23. Depending on the nature and size of the event, Renters may be required to provide a certificate of personal liability insurance with the community named as additional insured.
24. Cancellations: Renters may terminate their agreement up to 20 days prior to the scheduled use, and the deposit will be refunded. If a termination by the Renter occurs less than 20 days prior to the scheduled use, the deposit will not be returned unless the facility is used by a third party on the reservation date at a rental amount equal to or greater than that amount specified in this agreement.
25. The community reserves the right to cancel any rental for any reason. If "Acts of God", such as, but not limited to earthquakes, floods, hurricanes, storms and fire occur the Renter's deposit will be refunded.