



Four Turnberry Place

GUEST SUITE RENTAL AGREEMENT

Date _____

I, _____, Unit # _____, hereinafter "Lessee" and Four Turnberry Place Condominium Association, hereinafter "Lessor", agree as follows:

1. Lessee has requested to rent the Guest Suite #202 located on M2 East. Premises consists of one bedroom, one living room, one bathroom, and one kitchen area, with the appliances and furnishings therein. Wi-Fi is included and the password is available upon request at the Management Office. Lessee and Lessor have agreed to the following terms:
2. Lessor agrees to rent the Guest Suite to Lessee, commencing at 3:00 PM on _____ and terminating at 12:00 PM on _____.
3. If Lessee occupies the Guest Suite past the termination date specified in paragraph 2, Lessee shall be considered a holdover, and will be subject to additional rental payments.
4. **The Lessee agrees to pay at least 72-hours in advance via two (2) separate checks payable to Four Turnberry Place:**
 - **Rent:** One Hundred Twenty-Five Dollars (\$125.00) per night # Nights _____ x \$125 = \$ _____
 - **Cleaning Fee:** Seventy-Five Dollars (\$75.00) One-time fee = \$ _____
Check #1 TOTAL = \$ _____
 - **Damage/Key Deposit:** Five Hundred Dollars (\$500.00) **Check #2 TOTAL = \$ _____**

Rental/Cleaning Fee and Damage/Key Deposit must be paid by separate checks and must be received within seventy-two (72) hours of the reservation commencement date or the reservation may be automatically cancelled. Any reservations that are not cancelled and "no-show" will be charged a one night penalty no matter what circumstances arise.

x Initial _____

5. Any additional fees, expenses, or damages exceeding the deposit specified in paragraph 4 will be billed to the Lessee, and will be a charge against his or her Unit account or Lease Deposit. Furthermore, upon damage to the Guest Suite, Lessee will be restricted from reserving or using the Guest Suite for a subsequent term of eighteen (18) months.



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6. Lessee must be a current Resident of a Unit of Four Turnberry Place Condominium Association to be eligible to reserve or rent the Guest Suite **and the Unit-Owner's account(s) must be current.**
7. No later than 72-hours before commencement of occupancy, Lessee shall furnish to Lessor the names of all guests permitted to occupy the Guest Suite.
8. Lessee agrees that the number of occupants of the Guest Suite will not exceed four (4) persons. There is one bedroom which sleeps two (2) persons. The living room couch can be converted to a pull-out bed. **Upon request, the pull-out bed will be dressed with sheets and extra pillows provided. Please indicate below whether the pull-out bed preparation is required.**

x Initial _____ *Pull-out bedding is requested* **OR** **x Initial** _____ *Pull-out bed is not required*
9. Reservations for the Guest Suite cannot be made more than two (2) months in advance. Guest Suite rentals may not exceed thirteen (13) consecutive nights. Each Unit may not exceed twenty-six (26) cumulative nights over the calendar year, and may reserve the Guest Suite only once in any two (2) month period with the exception of dates noted in the "Additional Guidelines for Guest Suite Rentals: Holidays and Special Events."
10. **Lessee must be in residence at Four Turnberry Place for the duration of their guests' stay in the Guest Suite.**

x Initial _____
11. This rental agreement does not include use of the facilities of the Stirling Club. Lessee is advised to contact the Stirling Club (702) 732-9700 for information concerning eligibility, guest rules, fees, and charges for use thereof.
12. Upon the end of the term of this Agreement, the Lessee or their guests will promptly vacate the Guest Suite, immediately return all keys, and permit inspection and inventory by Lessor. Lessor, within five (5) days thereafter, may conduct an inspection and give written notice of any claim for damages. Lessee shall leave the Guest Suite in the same condition it was prior to occupancy. However, nothing herein shall preclude Lessor from making any claim for damage at any later time, i.e., after the Lessor's five (5) day inspection and inventory period. Any dispute over damages to the Guest Suite will be submitted to the Board of Directors for discussion at the next regular scheduled Board Meeting and the determination of the Board will be final. Lessee is responsible for cleaning up and removing all personal property from the Guest Suite upon expiration of the term of this Agreement. Once a satisfactory inspection has been completed, Lessee's deposit will be returned within fourteen (14) days.



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13. Upon request by Lessor prior to or at the commencement of occupancy, Lessee will execute an acknowledgement that furnishings, appliances, and amenities in the Guest Suite (e.g., towels, pots and pans, iron, televisions(s), hair blower, etc.) are present and in good working order. In the event any such furnishing, appliance, or amenity is lost, missing, or destroyed, Lessee shall be liable for the cost of replacing such item with a new item, at retail price.
14. The following guidelines are specific:
 - a. Lessee's guests must valet park, and may not self-park in the resident garage. There is no additional charge for valet parking of Lessee's guest vehicles.
 - b. Lessor will supply towels and linens, and will clean the Guest Suite prior to occupancy by Lessee or their guests. **Please note that there is no daily housekeeping service for the Guest Suite.**
 - c. No smoking or vaping is allowed in the Guest Suite at any time.
 - d. No pets are permitted in the guest suite at any time.
 - e. No glass of any kind is permitted in the pool or BBQ area.
 - f. No guests of the Lessee are permitted to be in the residential areas of the building, except for the Lessor's condominium unit, or if invited by a resident.
 - g. All children (persons under eighteen (18) years of age) must be supervised at all times while in the common areas.
 - h. Lessee is responsible for the actions and conduct of all of Lessee's occupants and guests. Lessee agrees to report to Lessor, and to be liable for, any damage to the Guest Suite or Lessor's premises caused by Lessee and/or Lessee's guests, including but not limited to family members, servants, and invitees. The Guest Suite shall not be used for parties, nor any indecent or illegal activities.



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- i. Lessee and Lessee's guests, including but not limited to, family members, servants, and invitees, agree to abide by all Covenants, Conditions, Restrictions, Rules, and Regulations of the Four Turnberry Place Condominium Association. Lessee and Lessee's guests shall use the Guest Suite and any area(s) of Lessor's premises of which Lessee is permitted to use, in a reasonable manner so as not to create a nuisance or condition that disturbs or annoys any unit owners. No parties or loud music is permitted. Lessee and Lessee's guest's agree that consumption of food and beverages shall be limited to the inside of the Guest Suite. Lessee agrees to pay any fines and/or other penalties arising from the conduct and actions of Lessee's guests.
 - j. No commercial activities are permitted at any time.
 - k. If any of the above activity is discovered, all guests will vacate the Four Turnberry Place Condominium immediately.
15. Lessor is not responsible for any lost, missing, or stolen property of Lessee or Lessee's guests. Lessee waives and releases Lessor for and of any claim for damage or loss of such property.
16. Lessee shall hold Lessor harmless, and indemnify Lessor and Lessor's agents, officers, directors, managers, employees, unit-owners, contractors, and management, of, from, against, and for any claims, damages, claims and liabilities, including Lessor's attorney's fees and costs, arising as a result of the conduct, actions, and/or occupancy by Lessee or Lessee's guests, including but not limited to any damages, claims, and liabilities for property damage or personal injury arising from or connected with the use of the Guest Suite or any portion of Lessor's premises, whether proper or improper, by Lessee and/or Lessee's family members, guests, servants, and invitees. This provision shall be construed liberally in the Lessor's favor.
17. In the event Lessor is required to retain an attorney to enforce its rights or Lessee's obligations hereunder, Lessee agrees to pay Lessor all of Lessor's attorney's fees and costs, including attorney's fees and court costs at the trial and appellate level, whether suit is instituted or not.
18. Lessee acknowledges that there are no oral agreements or "side" agreements between Lessor and Lessee.
19. Lessor's failure to enforce any term of provision of this Agreement shall not be deemed a waiver of any of its rights, and shall not preclude it from enforcing any term or provision. No oral modification of this Agreement shall be enforceable.
20. Lessee acknowledges they do not have a sole proprietary interest in the Guest Suite.



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21. Lessee may not assign or transfer this Agreement.
22. Any notices to Lessee required or permitted under this Agreement may be mailed or hand-delivered by Lessor to Lessee's Unit at Four Turnberry Place. Any notices to Lessor required or permitted under this Agreement shall be hand-delivered or sent via certified mail to: **Four Turnberry Place Condominium Association Attn: Management Office, 2777 Paradise Road, Las Vegas, Nevada 89109.**

ACCEPTED, ACKNOWLEDGED, AND AGREED BY:

X _____
Lessor: Four Turnberry Place Condo. Assoc. Inc.

Date

X _____
Lessee

Date

Guest Name

Guest Name

Guest Name

Guest Name



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Additional Guidelines for Guest Suite Rentals: Holidays and Special Events

Adopted by the Board of Directors - November 8, 2007
Amended July 31, 2025 - Effective October 1, 2025

The following guidelines are specific to Guest Suite Rentals during high-demand Holidays and Special Events which include: **Thanksgiving, Formula 1, Christmas, New Year's Eve, and the Superbowl weekend.**

- A. Residents may rent the Guest Suite for one Holiday or Special Event, every other year.
- B. Reservation applications must be received by the Management Office prior to October 1st preceding the Holiday/Special Event.
- C. A lottery system will be implemented to include all Units who submitted reservation applications and winners will be drawn at a Board Meeting following the October 1st deadline.
 - 1. The persons whose names are drawn for the Thanksgiving Holiday and Formula 1 Special Event are required to pay a non-refundable rental payment no later than November 1st along with their deposit. The payment is only refundable if one of the alternates can take over the reservation.
 - 2. The persons whose names are drawn for the Christmas and New Year's Eve Holidays are required to pay a non-refundable rental payment no later than December 1st along with their deposit. The payment is only refundable if one of the alternates can take over the reservation.
 - 3. The person whose name is drawn for the Superbowl weekend is required to pay a non-refundable rental payment no later than January 1st along with their deposit. The payment is only refundable if one of the alternates can take over the reservation.
 - 4. There will be one (1) winner and two (2) alternates drawn for each Holiday/Special Event.
 - 5. A minimum of three (3) nights is required for rental of the Guest Suite during any of the above-referenced Holidays/Special Events.