

Commercial Use of Pavilions and District Building

Anyone found to be violating the rules in this section will be considered trespassing on District property and may be subject to expulsion.

Figure 4: Commercial Rental Rates

	Commercial Resident	Commercial Non-Resident	Refundable Deposit
Anderson Mill West Pavilion	\$25/hour	\$50/hour	\$250.00
Lakeline Oaks Pavilion	\$25/hour	\$50/hour	\$250.00
District Building	\$75/hour	\$115/hour	\$250.00
*3 hour minimum reservation			

- The term resident includes an individual who owns land subject to taxation inside the district’s boundaries AND resides in the state.

In addition to the rules and regulations in Sections 1 and 2, the following rules apply to all commercial uses of District parks and ponds and the facilities therein except for the tennis/pickleball courts. For rules governing the commercial use of tennis/pickleball courts, see Section 3.2 above.

1. For the purposes of this section, “commercial use” is defined as any class, activity, or session in which participants pay to participate, or for which a profit is being made by the person or organization hosting or organizing the use. The term “commercial use” does not apply to an organization that is registered with the [Texas Secretary of State](#) as a Non-Profit Corporation, or an Unincorporated Non-Profit Association that has filed with the Texas Secretary of State a statement appointing an agent authorized to receive service of process on behalf of the Non-Profit association. The determination of whether an entity is commercial shall be at the sole discretion of the Board of Directors.
2. All persons or organizations using District parks or ponds or the facilities therein for commercial use must register their use with the District. Applications are available on the District’s website (<https://www.wtcmud1.org>) or by contacting District staff at parks@inframark.com. In order to register a commercial use with the District, the person or organization must submit full contact information, proof of qualifications, proof of liability insurance, and basic information regarding their commercial use, specifically the number of expected people and expected days, times, and duration of use.
3. Commercial users expecting to host groups at any time larger than 25 persons must reserve space for their use. Spaces available for reservation include: the Anderson Mill West pavilion, the Lakeline Oaks pavilion, and the District Building (1000 Old Mill Rd).
4. Commercial users hosting groups with fewer than 25 participants and utilizing District parks, ponds, gazebos, fields, or facilities other than the Anderson Mill West pavilion, Lakeline Oaks pavilion, or the District Building (1000 Old Mill Rd) are not required to make a reservation or pay a reservation fee; however, such users must still register their use with the District. Any person or organization attempting to use a District park, pond or

facility therein for a commercial use without first registering such use will be considered trespassing on District property and may be subject to expulsion. Commercial users not reserving facilities will receive no special accommodations and must use their preferred spaces on a first- come-first-served basis. Such users may not ask other park users, commercial or otherwise, to move out of any area of any park or pond to accommodate their commercial use.

5. Walk-on commercial use of pavilions is prohibited. If a commercial user wishes to use a pavilion, they may only do so if that space has been properly reserved per this section.
6. Commercial use of the pavilions is limited to no more than 12 reservations per year per user. No more than twelve (12) reservations may be scheduled by a single person/group/organization at any one time. Commercial users reserving a pavilion must specify which of the two pavilions (Anderson Mill West or Lakeline Oaks) they will be reserving, and only the specified pavilion may be used for the registered commercial use. Park areas and facilities outside the pavilion are not included in the reservation and must be shared with other park users. For rentals of the Lakeline Oaks pavilion and/or the District Building, no parking spaces in the parking lot can be blocked off or “reserved” to accommodate the commercial use.
7. Commercial reservations of the Anderson Mill West Pavilion, Lakeline Oaks Pavilion, and Lakeline Oaks Building (1000 Old Mill) are not permitted between 4:00 p.m. on Friday and 6:00 p.m. on Sunday.
8. Commercial reservations of the Lakeline Oaks Building (1000 Old Mill) are not permitted during normal business hours (Monday – Friday, 7:30 a.m. – 5:00 p.m.)
9. All Commercial users, regardless of reservation status, must, each time they use a District park or facility, return the space to the condition in which they found it and return the key card, if provided. Failure to do so may result in a forfeiture of the deposit, and any of the following:
 - A. The District may deny the commercial user continued commercial use of District property.
 - B. If any damage to District property has been incurred as a result of the commercial use, the District may charge the commercial user for the full costs associated with necessary repairs.
 - C. If such use was without reservation, the District may require the user to reserve a pavilion or the District Building (1000 Old Mill Rd) per this section, for any future commercial use of District parks or facilities, subject to all applicable fees.
10. In the event that a commercial use creates conflicts with other parks users, the District may, at any time, resolve the conflict by any of the following means:
 - A. If the commercial user has not reserved a pavilion or the District Building (1000 Old Mill Rd) per this section, the District may require the user to make such reservations for any future commercial use, subject to all applicable fees.

- B. The District may require the user to make changes to the commercial use, including location, time, days, number of persons, duration, or other aspects of the use that may be causing conflict.
 - C. The District may deny the commercial user continued commercial use of District property.
11. If alcoholic beverages are to be served, an additional fee of \$100 is required along with the presence of a MUD appointed constable at a rate of \$65 per hour. Payment to constables must be made prior to their time of service. The hosts of any event are responsible for the welfare of all persons attending their event and must ensure that all guests leaving can drive safely or have made other arrangements to safely travel from the event. Any user who does not pay the required fee but allows alcoholic beverages to be consumed at their event will forfeit their deposit. In addition, the user will be held responsible for all clean-up costs and any damages.
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Are you a resident or do you own property in WTC MUD 1?

Yes, and my address or my property's address is:

No

Please check which of the below you wish to reserve:

District Building (1000 Old Mill Road) Lakeline Pavilion Anderson Mill West Pavilion

(All reservations must be made through the district's online reservation system)

Date of Reservation: _____ Time of Reservation: _____

If recurring, provide a list of the requested dates and corresponding times:

Please describe the intended commercial use:

If reserving the district building, will you need access to the A/V equipment? Yes No

**If using AV equipment, an additional deposit of \$100 will be required, in addition to the standard deposit. **

Do you intend to serve alcohol during your reserved time? Yes No

If alcoholic beverages are to be served, an additional charge of \$100 is required along with the presence of a MUD appointed constable at a rate of \$65 per hour. The applicant is responsible for contacting and securing the constables schedule for the requested event date and time and the constable must be paid in advance of the event's starting time.

One-time reservation for commercial use of the district building or either pavilion is subject to the fees located in figure 4, above. Payment may be submitted via the district's online reservation system.

Once your application is approved and payment is received, you will be issued a security key card that will give you access to the building.

For one-time reservations, deposits will be returned provided that upon inspection of the area all conditions outlined in the Deposit Return Checklist for the district building and/or pavilion (see below) have been met. For recurring reservations, deposits will be returned upon final reservation completion, upon inspection of the area all conditions outlined in the Deposit Return Checklist for the district building and/or pavilion (see below) have been met.

Deposit Return Checklist for the reservation:

The district highly encourages users to take photographs of the facility at the end of their reservation time to facilitate the timely return of your security deposit.

1. If moved, chairs and tables are returned to their original locations.
2. All decorations or alterations have been removed, including anything used to affix the decorations (e.g., tape, string, etc.)
3. All trash has been picked up, bagged, and placed in the large green, lidded trash receptacles outside the building or removed from the premises.
4. The building, including the bathrooms, has been left in the condition in which it was found at the start of the reservation time.
5. All applicable park rules were followed during the reserved time. The person/party holding the reservation is responsible for ensuring that everyone in attendance follows the rules. The Park Rules can be found on the district's website, or you may contact parks@inframark.com to request a copy.
6. The security key card has been returned to the District office at 1000 Old Mill rd. during normal business hours (when the office is staffed) or by leaving the card in the drop box on the front of the building.

I, the undersigned, acknowledge that I have read and agree to the terms listed in this Park Use Application, including the Deposit Return Checklist for the District Building and the District Park Rules.

Signature

Date

