

# **Stoneridge Association Clubhouse Rental Agreement**

## **RENTAL**

The Stoneridge Association Clubhouse is available for rental by the Co-owners of Stoneridge and is strictly for private, non-commercial use. A Co-owner is defined as a resident who is listed as the legal owner of the unit. Please only contact the Management Company for rental information and availability.

## **AVAILABILITY**

Hours that the clubhouse is available for rental are 9:00 a.m. to midnight on the day of the function only. If you need to set up the previous day, then you will need to contact the Management Agency in order to check availability and confirm early access to the clubhouse.

## **COST TO RENT**

There is non-refundable rental fee of \$25.00, which should be made payable to Stoneridge. If there are damages to the clubhouse resulting from the rental, then the Co-Owner's Association account will be charged the cost for damages.

The clubhouse may be reserved for Association groups and Association-hosted special functions (e.g., Bridge Club, Halloween gatherings), as well as for committee meetings and Board meetings, at no charge to the organizer(s) of the event.

## **LIABILITY**

The Stoneridge Association will be held harmless from any liability claim and shall, under no circumstances, be considered a participant or partner with the Co-owner in any function or event held at the clubhouse. The Co-owner reserving the clubhouse must attend the event and will be held personally responsible for the conduct of all guests, including any damage done to the clubhouse facilities by themselves, their families or guests.

## **RULES**

1. All persons attending the event must comply with the Condominium Master Deed, By-laws and any applicable rules of the Association. All local and government regulation and laws must be followed as well.
2. The number of people in attendance cannot exceed Fire Marshal Regulations (60 People with tables & chairs).
3. Alcoholic beverages are permitted provided the person renting the clubhouse furnishes a certificate of liability insurance for the hours the clubhouse is being used. If it is discovered that alcoholic beverages are being consumed or brought to the event without the proof of insurance the event can be cancelled with no rental refund.
4. Smoking is not allowed inside the clubhouse. If it is found that any attendees were smoking inside the clubhouse, additional costs may be incurred as a result of odor removal services.

5. Pets are not allowed in the clubhouse, unless it is a service animal.
6. Upon check-in, the Co-owner should make arrangements with the clubhouse committee member to schedule a key return and check-out walkthrough within 24 hours of the end of the event.
7. DAMAGES. Upon picking up the key from the clubhouse committee member who checks the Co-owner into the clubhouse, a walk-through of the clubhouse will be conducted in order to note any pre-existing deficiencies. The committee member will complete a checklist with the Co-owner, which the Co-owner will be asked to sign.
8. CLEANING. It is the responsibility of the Co-owner to see that the clubhouse is cleaned and left in the condition in which it was found, both inside and outside (including the bathrooms). If the clubhouse is left dirty then the Co-owner will forfeit his or her security deposit. The rental fee of \$25 is intended to help cover the cost of periodic routine maintenance throughout the year, and is not considered to be a cleaning fee that is paid up front. If in-depth cleaning or restoration is needed following your event, then the cost will be taken from the Co-owner's security deposit. The Co-owner must bring his or her own cleaning supplies should they need to perform any kind of cleaning to restore the clubhouse to the condition in which it was prior to the rental. The Co-owner must also remove all trash bags as the clubhouse does not receive regular garbage pickup.
9. Only a Co-owner in good standing on Association Dues may rent the clubhouse and they must be present for the entire event. The Co-owner must be the last person to leave the clubhouse after the event.
10. If children are present for the event, the Co-owner is responsible for ensuring that there is an adequate number of adults to supervise the number of children present.
11. The following items are prohibited from being used within the clubhouse: kiddie pools, large inflatable items (e.g., bounce houses), trampolines, go-carts, bicycles, skate boards, roller blades, fire pits, and weapons.
12. No staples, nails, screws, push pins, thumbtacks or tape are to be used to secure decorations to the walls, windows, or light fixtures. All decorations used should be removed and not left in the clubhouse for any reason after the event. Any costs associated with removing decorations after the event will be billed to the Co-owner's account.
13. PARKING. The Co-owner will attend to and monitor the parking of their guests. Parking is allowed in the parking spaces in front of the clubhouse and along the right side of the roundabout that surrounds the clubhouse. Parking on the clubhouse lawn is strictly prohibited and may result in forfeiture of security deposit if any damage occurs. Guests must be advised that they are not permitted to impede driveways, garages, or streets leading to any unit located near the clubhouse. Guests must also be advised of the neighborhood speed limit, and the one-way nature of the roundabout.
14. Duplication of the clubhouse key is not permitted. If it is found that you have duplicated the key, a \$250 fine will be assessed to your account to replace all locks.

Co-owner Name: \_\_\_\_\_

Home Phone #: \_\_\_\_\_

Co-owner Address: \_\_\_\_\_

Work Phone #: \_\_\_\_\_

Date of Rental: \_\_\_\_\_

Time: (from): \_\_\_\_\_ to \_\_\_\_\_

Approximate number of guests: \_\_\_\_\_

Type of function: \_\_\_\_\_

I have received, read and agree to abide by the Association's Clubhouse Rental Agreement.

\_\_\_\_\_  
Co-owner Signature

\_\_\_\_\_  
Date

# Stone Ridge Clubhouse Rules and Regulations

## RENTAL

The clubhouse is available for private parties of Association members

The clubhouse may be reserved for Association groups: i.e. Bridge Club, Men's Club, etc. for no charge.

Association members reserving the clubhouse shall be responsible to the Association for adherence to all Rules and Regulations by themselves, their families and guests and are directly responsible to the Association for any damage done to the clubhouse facilities by themselves, their families or guests.

Number of people in attendance cannot exceed Fire Marshal Regulations. (60 People with tables & chairs)

An inspection will be made by an Association representative both before and after the rental period. If it is determined the clubhouse has suffered damage as a result of the rental period, the charges will be billed to the homeowners association account.

Set up for the rental period must be accomplished on the reserved rental period date. Please note that the reservation time requested includes preparation and cleanup time.

Association members shall be responsible for leaving the clubhouse in the condition it was rented. Any extra charges will be billed to the Member.

All rental periods shall end no later than 10:00pm, Sunday thru Thursday and 12:00am, Friday and Saturday.

## CONDUCT

Association members are responsible for the behavior of themselves and their guests.

Smoking in the clubhouse is prohibited.

No pets or animals are allowed in the clubhouse with the exception of Aid Dogs.

Co-owner/Resident Name: \_\_\_\_\_

Home Phone #: \_\_\_\_\_

Co-owner/Resident Address: \_\_\_\_\_

Work Phone #: \_\_\_\_\_

Date of Rental: \_\_\_\_\_

Time: (from): \_\_\_\_\_ to \_\_\_\_\_

Approximate number of guests: \_\_\_\_\_

Type of function: \_\_\_\_\_

I have received, read and agree to abide by the Association's Clubhouse Rules and Regulations.

\_\_\_\_\_  
Co-owner/Resident Signature

\_\_\_\_\_  
Date