

THE BIRCHES CONDOMINIUM ASSOCIATION CLUBHOUSE RENTAL AGREEMENT AND RULES

As an owner in good standing of The BIRCHES COMDOMINIUM ASSOCIATION

Unit (address) _____

I (name) _____, am requesting the use of

the Clubhouse on (date) ____/____/____ from the hours of ____ am/pm to ____ am/pm
(not later than 11:00 pm)

For the following purpose: _____

There will be ____ people attending (not to exceed 49, per Fire Marshall)

I do ____ do not ____ (mark one) request approval for parking on Summit Road during the event.

I may be reached during the day by phone at: _____

In renting the Clubhouse, I agree to the following:

1. **Rental rate is \$75.00** per event, plus **\$100 security deposit**. **Two separate checks** will be made payable to The Birches Condominium Association and **delivered to the Property Manager one week prior to the event**. The security deposit will be returned, less any appropriate deductions, not later than seven (7) business days following the function.
2. The Clubhouse must be vacated by no later than 11:00pm. **Maximum occupancy is 49 persons.**
3. I will ensure that the Clubhouse is left in a clean and vacuumed condition. No decorations may be stapled, glued, taped, or tacked to any surface.
4. Cleanup will be accomplished during the times listed for daytime parties and not later than 10:00am the next day for evening functions which end at 11:00pm.
5. No trash will be left at the Clubhouse, but will be brought back to my Unit for disposal during normal trash pickup times.
6. Contact Resolution Property Management to arrange pickup and drop off of the clubhouse key.
7. **I understand that this Agreement does NOT include use of the swimming pool. Guests shall not go out to the pool area.**
8. No vehicle is allowed to park on the grass or any other landscaped Common Area.
9. Rentals are confirmed only upon receipt of the rental fee and security deposit.
10. No smoking is allowed in the building and outdoor smoking waste will be removed as part of the cleanup.
11. No alcohol may be served except by a caterer or bartender who is licensed and insured to do so. Proof of insurance, listing The Birches as an Insured, should be mailed or emailed to the Property manager.

The undersigned owner who reserves the Birches Clubhouse hereby agrees to defend and indemnify The Birches Condominium and Resolution Property Management, LLC from any and all claims which arise from any injury or damages suffered by said owner/resident or any third persons or their property occurring as a result of the reserving owner's resident's use of the premises.

Owner Signature

On behalf of the Association

Printed Name

Date

Date

Key Number: _____ Date Returned _____ Deposit Returned _____