

Bethel Grant Condominiums

CLUBHOUSE RENTAL AGREEMENT

Unit #	Unit Owner	Date of Use	Time of Use From	to
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The Bethel Grant Clubhouse may be utilized 1 time per calendar year, by Unit Owners, in good standing only, free of charge between the hours of 11:00am and 12:00 midnight. In order to be in "good standing" unit owners must be current with all monthly fees, special assessments and not be in violation of any Bethel Grant Condominium Association Declaration, By-Laws, and/or Rules & Regulations. The Unit Owner hereby agrees that the Bethel Grant Clubhouse will be cleaned and returned to the condition it was in prior to their use. The Unit Owner further agrees that if the Bethel Grant Clubhouse requires cleaning that the Unit Owner will pay to Bethel Grant Condominiums the cost of a commercial cleaning service comparable to "The Maids" or "Merry Maids" as well as a fine of \$150 for not returning the Bethel Grant Clubhouse back to the appropriate condition. Unit Owner agrees that the determination of the Bethel Grant Clubhouse condition shall be at the sole discretion of the Bethel Grant Condominium Association and that the free use of the Bethel Grant Clubhouse was in full consideration of this mutually agreed understanding.

In addition to the normal requirements of Unit Owners by the documents of the community, the following special rules apply to this rental transaction and any infractions will result in fine without warning.

- The Unit Owner assumes full responsibility for the actions of all guests and invitees.
- The Unit Owner further assumes responsibility for notifying the guests that they may not park in the parking areas in front of any residential building and must abide by all the vehicular and parking rules of the community at all times they are on the property.
- The pool and pool areas are not included in the rental agreement and must not be used during the time you are renting the Clubhouse, either by yourself or your guests.
- Do not set air conditioner temperature below 70 degrees, as the unit may freeze up.
- Instruments requiring amplifiers are allowed, providing all doors and windows are kept closed at all times and the sound is not noticeably audible at the front doors of any adjacent residential units. Music must be turned off by 11:00 pm.
- The kitchen may not be used for the cooking or baking of any foods, but should be used only for the warming and preparation of foods, etc. The phone in the kitchen is for emergency use only any call made will be billed to you.
- The Clubhouse must be cleaned immediately after the party is over and all trash should be securely bagged and removed to your unit.
- The Clubhouse must be locked upon leaving and the key left in the Clubhouse mail slot after locking the door(s).
- Furniture in the Clubhouse is not to be moved (with exception of folding tables & chairs)
- The Clubhouse must be vacated by the time specified as the end of the agreed rental period.
- No alcoholic beverages in the Clubhouse or on the Clubhouse grounds.
- No flammable chemicals are allowed in the Clubhouse or on the Clubhouse grounds

Although alcoholic beverages are not permitted, If Unit Owner or their guests furnish alcoholic beverages that are used or consumed in connection with the use or rental of the Bethel Grant Clubhouse, the undersigned Unit Owner hereby agrees to defend and hold harmless the Bethel Grant Condominium Association for any liability arising from said use or consumption and to indemnify the Bethel Grant Condominium Association from any liability that it may suffer by virtue of a suit, claim, or other action arises out of the undersigned Unit Owner's use of the said Clubhouse facility. Unit Owner also agrees and understands that violating any of the terms of this Agreement may result in the Unit Owner to be considered "not in good standing" and may result in their revocation of Bethel Grant Condominium Association Clubhouse rental privileges in the future.

I am in agreement with all the above rules and conditions:

Unit Owner's Signature

Date

Phone # _____ email _____