

Bethel Grant Condominiums

CLUBHOUSE RENTAL AGREEMENT

Unit #	Unit Owner	Date of Use	Time of Use From to
--------	------------	-------------	---

YOU MUST PROVIDE A CERTIFICATE OF PROOF OF INSURANCE AT TIME OF RENTAL PAYMENT. THE MINIMUM AMOUNT OF LIABILITY INSURANCE REQUIRED IS \$300,000.00

The Bethel Grant Clubhouse may be rented, by Unit Owners only, at a rate of \$75.00 for 6 hours between the hours of 11:00am and 12:00 midnight There is a \$75.00 minimum charge for the 6 hours or less any additional hours over the 6 hour minimum, specified in advance, will be charged at a rate of \$50.00 per hour. Additionally .a security deposit of \$150.00 is required at the time of reservation and will be refunded if the conditions of this agreement are met in full. The Unit Owner will be assessed and responsible for the expenses incurred through damages, if any, caused to the Clubhouse during the period of rental, and any damages exceeding the \$150.00 security deposit will be billed to the Unit Owner and must be paid upon demand. A check made payable to Bethel Grant Condominiums in the amount of \$225.00 (plus any charge for additional time and a Certificate of Insurance) must accompany this agreement in order for the rental to be considered by the Board.

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 the forfeiture of part or all of the security deposit.

- 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. Any occupancy, for any purpose, after that time will be billed at the rate of \$50.00 per hour or any part thereof.
- No alcoholic beverages in the Clubhouse or on the Clubhouse grounds.
- No flammable chemicals are allowed in the Clubhouse or on the Clubhouse grounds
- **Furniture in Clubhouse is not to be moved**

If alcoholic beverages 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 Homeowners' Association for any liability arising from said use or consumption and to indemnify the Bethel Grant Homeowners' 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.

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

_____ Date

Unit Owner's Signature

Phone # _____ **email** _____