

LEDGEWOOD HILLS CONDOMINIUM ASSOCIATION
CLUBHOUSE RENTAL AGREEMENT AND RULES

The Ledgewood Hills Clubhouse is divided into two (2) areas: the lower level (lavatories/ changing areas, exercise room and the saunas) and the upper level (function rooms, kitchen and lavatories). **No smoking** is allowed in any of these areas. **No pets** are allowed in any of these areas. The Clubhouse may not be used by those owners or lessees (or their guests) who are in arrears to the Association. **Persons renting the Clubhouse are prohibited from using the lower level or the pool.**

Clubhouse Rental Rules:

The function room will be available by reservation for planned, not for profit functions only. Reservations will be made by contacting Property Management. Rules for its use are as follows:

1. All functions must be sponsored by a Ledgewood Hills unit owner and must be for his/her own use for only private and social events (i.e., friends or associates). The function room **CANNOT** be used for:
 - a. Any public event or where the public is invited.
 - b. Any public advertised event, including news releases prior to the event.
 - c. Fund raising events.
 - d. The selling of any product or service.
 - e. More than 75 people.

The sponsoring resident must be in attendance at all times.

2. Functions scheduled by authorized committees of the Owners Association will be allowed priority use of the facility at no charge to participants.
3. All functions other than authorized Association committees will be charged a usage fee to help defray associated operating costs of the facility.
4. The usage fee shall be One Hundred Dollars (\$125) per function. A One Hundred Dollar (\$100) security deposit is required. The fee and deposit shall be paid by separate checks to the Ledgewood Hills Condominium Association and must be received by Property Management no later than five (5) working days prior to the rental date. A rental date cannot be reserved until the signed rental form and/or one of the checks is received by Property Management. The deposit will be refunded after an inspection is made to ensure that the facility is returned to the same condition in which it was found. Any cost of breakage, damage, additional cleaning or trash removal will be deducted from the security deposit. In cases when the cost of cleaning or repairs is greater than \$100, the responsible resident owner shall be billed for the difference. This damage also includes any damage caused to any and all common areas (i.e. grounds, roads, etc.) outside of the clubhouse. If the balance is not paid within thirty (30) days, the case will be dealt with through the normal legal process.

5. The sponsor is responsible and liable for any and all damage caused by the actions of any guest.
6. The sponsor is also responsible for all children attending the function and children must be monitored at all times.
7. **NO GLITTER, CONFETTI OR FACSIMILIE IS ALLOWED TO BE USED IN THE CLUBHOUSE**
8. The function room shall be available for use until 12 midnight on Friday and Saturday, and until 11:00 p.m. Sunday through Thursday. Daytime use may also be arranged at the same usage fee and security deposit amounts as specified in paragraph four.
9. Parking is allowed only in designated, lined parking spaces in the clubhouse and lower tennis court parking areas. The driveway to the garage must not be used. Sponsors of the function shall be responsible for advising their guests where to park so as not to infringe upon the parking areas of residents.
10. Sponsors shall be responsible for maintaining a reasonable sound level. During the use of the clubhouse for social functions, noise should be controlled by keeping outside doors and windows closed. Background music suitable for dancing will be allowed from radio or tape deck only. Volume should be set at a reasonable level. **IF RESIDENTS OF THE AREA COMPLAIN ABOUT NOISE, THE SPONSOR WILL BE FINED \$100.00.** Sponsors are advised that complaining residents may also call the police, at which time the event will immediately end, and all guests will be required to immediately vacate the premises.
11. The sponsor will be responsible for the return of the clubhouse to its original state. All doors and windows must be locked. The clubhouse must be satisfactorily cleaned after rental use. Cleaning includes but is not limited to:
 - a. Vacuum all carpets. Clubhouse vacuum is located in the coat closet.
 - b. Wet mop vinyl floors.
 - c. Clean stove top, oven and microwave.
 - d. Clean kitchen counter tops, sink and refrigerator.
 - e. All spills on flooring must be removed.
 - f. **All trash must be removed from the premises.**
 - g. If chairs and tables are used, they must be cleaned before they are neatly returned to the closet from which they were removed.
 - h. All lights must be turned off.
 - i. In the winter, both thermostats must be turned down to 50 degrees.
 - j. In the summer, both air conditioners must be turned off.
 - k. Soiled carpets will be steam cleaned at the sponsor's expense, the cost subject to deduction from the deposit.

10. **RENTAL DOES NOT INCLUDE USE OF THE POOL OR EXERCISE AREA.**

Residents and guests attending clubhouse functions are prohibited from using the pool, the pool area or the exercise area, none of which are part of the rental.

11. **NO SMOKING** is allowed.

12. **NO PETS** are allowed.

13. Nothing is to be taped, pinned, affixed or hung on the exterior and/or the interior of the clubhouse.

14. All checks and rental forms must be returned to Property Management at least five (5) working days prior to the rental date. The key may be obtained from Property Management two to three days prior to the function. The key must be returned to Property Management no later than the first workday following the event.

15. Any violation of these clubhouse rental rules will result in momentary fines, which will be levied against the responsible unit owner. Rental deposits will be held by the Board of Directors until any complaint is resolved. Sponsors who are fined may be denied future use of the facility at the discretion of the Board of Directors.

LEDGEWOOD HILLS CONDOMINIUM ASSOCIATION

CLUBHOUSE RENTAL AGREEMENT

Unit Owner _____ Type of Function _____

Address _____

Home Phone _____ Hours _____

Reservation Date _____ Number Attending _____

Rental Fee \$ _____ Check Number _____

Security Deposit \$ _____ Check Number _____

PRE-Inspection (Note any damages, cleanliness, etc.)

Inspected by (Lessor) _____ Date _____

(Lessee) _____ Date _____

POST-Inspection (Note any damages, cleanliness, etc.)

Inspected By _____ Date _____

Damages Billed \$ _____ By _____

I understand that the clubhouse is being rented to me subject to the attached rules which govern the use of the facility, the by-laws, the Declaration, and the rules and regulations as adopted by the Board on October 1, 2008, and also any additional rules and regulations which may be promulgated by the Board of Directors of the Ledgewood Hills Condominium Association.
I further understand that the clubhouse will be left in clean and neat condition and that I will be billed for any necessary cleaning or damages to both the clubhouse and the other common areas.

Signed _____

Address _____ Date _____