

REGAL CHATEAUX CONDOMINIUM ASSOCIATION
CLUBHOUSE RESERVATION AGREEMENT

Our clubhouse is available to all residents for social purposes.

EXCEPTION: Any resident responsible for a special assessment due to infraction of our Association Rules and Regulations may not have use of the clubhouse until fines are paid in full.

Please help to maintain the quality of our clubhouse and our complex in general, and respect those residents residing near our clubhouse.

Your reservation will be established upon receipt of two (2) checks/money orders, one for the \$50.00 rental fee and one for \$100.00 representing the security deposit. This amount is refundable if the facility is left clean and in good order with no damage to the decor, furnishings, fixtures or appliances. If application is not received within 15 days prior to the reservation date, a money order must be provided.

RESIDENT (S) NAME: _____ UNIT # _____

HOME PHONE #: _____ WORK: _____

TYPE OF FUNCTION: _____

DATE: _____ HOURS: _____

I agree to abide by the attached Clubhouse Rules and Regulations and agree to the Clubhouse Indemnification and Release.

Resident (s) Renting Facility: _____

(Signature)

OFFICE USE ONLY:

Check #'s & Date Received: _____

Key Returned: _____

Deposit Check Returned: _____

REGAL CHATEAUX CONDOMINIUM ASSOCIATION

CLUBHOUSE INDEMNIFICATION AND RELEASE

This Agreement is entered into this ____ day of _____, 20__, by and between _____ (“Owner”) and the Regal Chateaux Condominium Association (the “Association”), an Illinois not-for-profit corporation.

The following recitals of fact are a material part of this Agreement:

1. The Owner resides at _____ Illinois, and is the owner of the property within the Association commonly known as Regal Chateaux.
2. Pursuant to the Declaration of Condominium for the Association (“Declaration”), the Board is responsible for the operation and maintenance of the Association.
3. Whereas Owner desires to have a party or gathering in the Clubhouse on the Property on _____ 20__.

NOW, THEREFORE, in consideration of mutual covenants and obligations set forth herein, it is hereby agreed as follows:

1. The Board has agreed to allow Owner to hold the party or gathering in the Association’s Clubhouse on the Property.

2. The Owner hereby indemnifies and holds harmless the Board of Directors, the Association, its agents and members from any and all claims, controversies, ordinance violations or causes of action resulting from the party or gathering on the Property, including the payment of any and all cost of litigation and attorneys’ fees resulting therefrom. Owner agrees to be responsible for any damage to the Property or any injury to any individual as a result of the party or gathering.

3. After the party or gathering, the Property must be restored to its original condition within one (1) day of the date of the party or gathering. Owner shall be responsible for all costs associated with restoring the Property to its original condition.

4. In the event Owner fails to comply with Section 3 above, the Board has a right to restore the Property to its original condition and charge any costs directly to the assessment account of the Owner.

5. Owner shall be responsible for obtaining any necessary permits from the Village relating to or arising from the party or gathering in the Clubhouse on the Property. Any violations of the Village ordinances shall be the sole responsibility of the Owner.

6. In addition to the covenants and agreements contained herein, Owner agrees to abide by all Rules and Regulations adopted by the Board with relation to the use of the Clubhouse and the Property as a whole.

7. The rights and remedies of the Association contained herein are intended to supplement any

rights and remedies of the Association as contained in the Declaration, By-Laws, Rules and Regulations and any other governing documents in the Association.

8. This Agreement shall be construed in accordance with the laws of the State of Illinois.

9. This Agreement must be received by EPI ten (10) days prior to any Reservation Date.

IN WITNESS WHEREOF, this document is signed on the date set forth.

**REGAL CHATEAUX
CONDOMINIUM ASSOCIATION**
An Illinois not-for-profit corporation

Resident Signature

Dated: _____, 20

REGAL CHATEAUX CONDOMINIUM ASSOCIATION CLUBHOUSE RULES AND REGULATIONS

The published Regal Chateaux Condominium Rules and Regulations, including Rules Enforcement Policies (assessments for violations), dominate the following and expressly apply to penalties to be withheld from the \$100.00 security deposit:

1. **PERSONAL RESPONSIBILITY:** The resident(s) reserving a clubhouse must be in attendance at their event and are personally responsible for the conduct of all guests in or outside the clubhouse, including property damage/disturbance.

2. **HOURS:** Except for New Year's Eve, guests must leave the clubhouse by midnight Sunday thru Thursday, and 1:00 a.m. for Friday and Saturday night events. The clubhouse will stay open until 2:00 a.m. on New Year's Eve.

3. **NOISE CONTROL:** At anytime the clubhouse is in use, the windows and doors must be closed. When music is audible outside, volume must be reduced. Loud and/or disorderly conduct will not be allowed. This includes loud conversation outside the building and other excessive noise such as slamming of car doors. In the event of a gross disturbance, the police will be called and a complaint signed.

4. **HOUSEKEEPING:** You are responsible for clean up of: party rooms, restrooms, kitchen, appliances, utensils, furnishings, floor (mop and vacuum located in closet for your use), and refuse containers. Your refuse **MUST** be put in plastic bags, tied and transported to the dumpster in **YOUR** building. House keeping may be done the day following your event (unless there is a function scheduled for the clubhouse that day) provided such work is complete by 10:00 a.m. ****Reminder:** Please bring your own utensils and garbage bags. *

5. **LIMITATIONS:** Use of the clubhouse does not include use of the **swimming pool or deck** or allow outdoor cooking. Nor does it allow for any guests (including children) to roam the grounds or play outside.

6. **CARE OF DECOR:** No party decorations may be taped to the wallpaper or hung from the ceiling tiles or in anyway be used that would damage the premise of the furnishings.

7. **PARKING:** Our residents cannot be denied use of on-site parking areas. If your guests shall arrive in several cars, instruct them to use street parking.

8. **KEY RETURN:** Keys must be returned no later than the day following your event. Failure to return keys within 3 days of the event will be subject to forfeiture of deposit.

9. **EMERGENCIES:** Call the Crestwood Police Department or Paramedics by dialing 911 for any emergencies.

10. **PROPERTY INSPECTIONS:** The business day following your event, the facilities will be inspected to assess any damage caused. If damage was not reported prior to your event, the damage will be considered your responsibility so be sure to complete a thorough check of the facility prior to your event or you will be liable for damages.