



MARINA POINT CONDOMINIUMS
2001 MARINA DRIVE SUITE #1
NORTH QUINCY, MA 02171
617-773-1112
617-770-4976 - FAX

APPLICATION FOR USE OF THE HOSPITALITY ROOM

MARINA POINT CONDOMINIUM

Applicant's Name: _____

Unit Number: _____

Telephone Number: _____

E-Mail Address: _____

Type of Function: _____

Date of Function: _____

Time of Function: _____

Estimated Number of People: _____ **Maximum:** _____ (limit 60)

Catered: Yes: _____ No: _____

Music: Yes: _____ No: _____

Alcohol: Yes: _____ No: _____

1. This application to use the Hospitality Room must be submitted to the Management Office at Marina Point Condominium Trust (the "Condominium Trust") seven (7) days in advance of the date for the function. Applications will be accepted only from Unit Owners and/or residents of the Marina Point Condominium, and the Trustees through the Management Office will respond within forty-eight (48) hours.
2. A \$250.00 refundable security deposit and a \$100.00 non-refundable room charge must be paid with the application, by check or money order only, payable to the "Marina Point Condominium Trust". No cash will be accepted.
3. If this application is approved, the security deposit will be refunded to the Applicant provided there is no damage to the Hospitality Room or common areas as a result of the function. If there is any such damage, the security deposit will be applied to the cost of repairing it, provided, however, that if such repair cost exceeds \$250.00, the Applicant shall pay such excess amount in full to the Trustees upon demand. In no event will the cost of damage repair be capped at \$250.00.

4. When the function is over all items placed in the Hospitality Room, including, but not limited to equipment, furniture, and decorations, must be removed immediately.
5. * If you are going to serve alcoholic beverages of any kind you must provide a "**Host Liquor Liability**" certificate of insurance naming Marina Point Condominium Trust as an additional insured. The certificate must be for a minimum of one million dollars. The certificate must accompany this application. If liquor is found to be served at a function without the proper liability of insurance on file with the signed agreement, said Unit will be assessed a \$500.00 fine along with the function being stopped.
6. The use of the room is subject to the attached Terms and Conditions; the Applicant and all those in attendance at the function must comply with said Terms and Conditions.

Dated: _____

Applicant, Owner or Resident of Unit _____

Applicant, Owner or Resident of Unit _____

*A host liquor liability certificate can be obtained for a fee from The Event Helper 855-493-8368



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TERMS AND CONDITIONS FOR USE OF HOSPITALITY SUITE

The Trustees hereby grant the undersigned applicant (the "Applicant") the right to use the Hospitality Room of the Marina Point Condominium (the "Condominium") on the following terms and conditions. The Trustees may revoke their permission for the Applicant's use of the Hospitality Room upon violation of any of the terms and conditions set forth herein.

1. The Applicant may use the Hospitality Room on _____, 20____ between the hours of _____ and _____ for the purpose of hosting a function therein. In no event can a function start before 9:00AM and must end by 11:00PM.
2. No more than sixty (60) persons shall be permitted in the Hospitality Room at any one time. No pets shall be permitted therein.
3. Alcoholic beverages are allowed; however, you must indicate on the application form that you are serving alcohol and be granted permission to do so. Further, you must provide Marina Point Condominium Trust with a certificate of insurance for "**Host Liquor Liability Coverage**" for at least one million dollars; naming Marina Point as an additional insured. Any function serving alcohol without proper documents on file will result in the Unit being assessed a fine of \$500.00, and the function ending.
4. The exterior patio area is 100% **not** to be used during the function, and the concierge can end the function immediately if the Applicant does not cooperate.
5. Noise must be kept at a reasonable level. No amplification of music or other sounds is allowed. If noise complaints are received the concierge can end the function immediately if the Applicant cannot reduce the noise level.
6. The Applicant hereby agrees to comply with and conform to all provisions of the Master Deed, Declaration of Condominium trust and By-laws, and any and all Rules and Regulations of the Condominium (collectively, the "Condominium Documents") and to insure compliance by all of the Applicant's guests and invitees.
7. Neither the Applicant nor his or her guests or invitees shall injure, mar or in any manner deface the Hospitality Room, any furnishings or contents therein, or any other common elements of the Condominium. Upon conclusion of his or her use, the Applicant shall clean the Hospitality Room and restore it to the condition it was in prior to such use.
8. If the Hospitality room, any of its furnishings or contents, or any other common elements of the Condominium are damaged by the act, default or negligence of the Applicant or any of his or her guests, agents, employees or any person admitted to the Hospitality Room by the Applicant, the Applicant shall pay to the Trustees upon

demand such sum as shall be necessary to restore the Hospitality Room or other common elements to the condition they were in prior to his or her use.

9. The Applicant shall pay a security deposit in the amount of \$250.00 to the Trustees upon execution of this Agreement. The Trustees may use said security deposit to pay any expenses of cleaning and/or repairs or replacement required after the Applicant's use of the Hospitality Room. If the security deposit is insufficient to reimburse the Trust for said expenses, the Applicant shall, upon demand, pay such additional amount as requested by the Trustees.
10. The Trustees and/or their agents reserve the right to enter the Hospitality Room during the period of the Applicant's use to eject any person or persons behaving in a disorderly manner or in violation of the Condominium Documents, and/or to prevent any damage to or destruction of the Hospitality Room or other common elements of the Condominium.
11. The Applicant hereby agrees to hold the Trustees and their agents, servants and employees harmless from and to indemnify them against any public liability and/or property damage liability which may arise or accrue by reason of the Applicant's use of the Hospitality Room. The Trustees and/or their agents, servants and employees shall have no liability for any damage or injury that may occur to the Applicant or to the Applicant's guests, invitees, agents, servants or employees or property from any cause whatsoever during the period covered by this Agreement. The Applicant hereby releases the Trustees and/or their agents, servants and employees from, and indemnifies them against, any and all claims for such loss, damage, or injury.
12. The Applicant shall pay any fees, costs, and expenses assessed pursuant hereto, and shall also pay all fees, costs, and expenses, including, but not limited to, attorney's fees, incurred by the Trustees in enforcing any provisions set forth herein. All such fees, costs and expenses shall be treated as a common expense assessed against the Unit owned or occupied by the Applicant, shall be a personal liability of both the Applicant and the Owner of said Unit, and all such costs and expenses, together with all costs of collection thereof, shall constitute a lien on said Unit until paid as provided in M.G.L. c 183A, Sec. 6.

Executed under seal this _____ day of _____, 20____.

Applicant, Owner/Resident of Unit____

Applicant, Owner/Resident of Unit____

_____, Marina Point Condominium