

# PACIFIC PALISADES COMMUNITY ASSOCIATION

P.O. Box 1439 Pearl City Hawaii 96782 • Phone: (808)723-4392 • Email: [ppcahawaii@gmail.com](mailto:ppcahawaii@gmail.com) • Website: [ppcahawaii.org](http://ppcahawaii.org)

## RENTAL CONTRACT

Pacific Palisades Community Association offers a variety of rental options at the Center. Renters must be a member of the Pacific Palisades Community Association and at least 21 years or older. Rentals are taken up to 12 months in advance on a first come, first serve basis. Please read and complete the following contract. It is your responsibility as the Renter to understand all rental terms and requirements in this contract. Only one event is scheduled per day at the Center. If you have any questions about anything in this contract, contact the office manager. In case any questions should arise, please keep a copy of this contract for your records.

### RENTER INFORMATION

NAME \_\_\_\_\_ HOME PHONE \_\_\_\_\_  
ADDRESS \_\_\_\_\_ WORK PHONE \_\_\_\_\_  
EMAIL \_\_\_\_\_ CELL PHONE \_\_\_\_\_

### RENTAL INFORMATION *(Check appropriate boxes below)*

DATE OF RENTAL \_\_\_\_\_

ANTICIPATED NUMBER OF GUEST ATTENDING \_\_\_\_ *(250 maximum)*

EVENT DESCRIPTION ☐ Birthday ☐ Graduation ☐ Wedding ☐ Other \_\_\_\_\_  
☐ Sports: Name of Team \_\_\_\_\_  
☐ Seminars / Workshops: Name of Organization \_\_\_\_\_

ALCOHOL BEVERAGES ☐ No  
☐ Yes *(Mandatory to hire HPD Special Duty Officer)*

### SECURITY DEPOSIT *(Require to reserve date)*

We accept **Cashier's Check or Money Order** payable to Pacific Palisades Community Association.

Security Deposit is refundable only upon determination of cancellations and following an inspection of the center after your event for any violations or damages to the facility or property.

Any refundable security deposit is issued by a PPCA check, usually within 10 days after the date of the rental. Security Deposit is to be picked up at the PPCA office, from 8:00am to 12:00pm, Monday through Friday.

### RENTAL FEE *(Required 30 days prior to event)*

We accept **Cashier's Check or Money Order** payable to Pacific Palisades Community Association.

### GENERAL LIABILITY INSURANCE *(Required prior to your event)*

Our insurance carrier, Pyramid Insurance requires all renters to carry a million dollar liability insurance for your rental. To apply for this coverage, you can either contact your homeowners insurance or [www.theeventhelper.com](http://www.theeventhelper.com) to add Pacific Palisades Community Association as **Certificate of Holder** for the day of your rental.

Your signature confirms that you have read page 1 of 5 pages of this Rental Contract and are in agreement with all rental terms and requirements.

Signature \_\_\_\_\_ Date \_\_\_\_\_ (Rev 3.14.25) 1.

## HPD SPECIAL DUTY OFFICER INFORMATION

It is **Mandatory** to hire an HPD Special Duty Officer for all 8am-10pm or 1-10pm rentals, regardless if alcohol is served or not. It is **Mandatory** to hire HPD Special Duty Officer for all 8am-5pm rentals if you or your guest serve or bring alcohol (BYOB) to your event.

HPD Special Duty Officer on Assignments is primary hired to maintain order, provide security, facilitate traffic flow, and take action against violations of the law. Place your order with the Special Duty Section at least ten (10) working days prior to your event. You must follow up with the Special Duty Section during normal business hours to find out if your request was filled.

Contact Information: The Honolulu Police Department, Major Events Division – Special Duty Section  
801 South Beretania Street, Honolulu, HI 96813  
Hours: 8:00 a.m. – 3:00 p.m.  
Monday – Friday (Except State and Federal Holidays)  
Telephone: (808)723-3575 or Online Email Form: <http://www.honolulupd.org/contact/index.php?>

HPD Special Duty Officer must remain on duty from the start of event until renter has secured and locked facility and the end of event.

The Renter must obey all state alcohol regulations and is responsible for fines should those laws be violated. The Renter assumes responsibility that no one under the age of 21 can be served or consume alcohol beverages; any intoxicated guest must not be permitted to drive home when leaving their function; and the Renter assumes full responsibility of guest when alcohol is served.

Your entire security deposit will be retained for violation if a HPD Special Duty Officer is not present during your rental.

A copy of the HPD Special Duty form, page 6 of this rental contract must be completed by renter and the HPD Special Duty Officer and submitted to the PPCA representative the day after your event.

## RENTALS (Check appropriate boxes below)

**Effective Immediate:** Rental fees for all new standard rental reservations beginning on January 1, 2026, will increase by \$175.

**New Rental Fee Rates:** \$325, new rate \$500  
\$700, new rate \$875

### 1. STANDARD (3 options)

☐ **8am to 10pm Saturdays**

\$200 Security Deposit & \$700 Rental fee (**Mandatory to hire HPD Special Duty Officer**) Facility must be secured, locked and vacant by 10:00pm. Be sure to allow time for set-up and clean-up within your rental time.

☐ **1pm to 10pm Fridays and Saturdays (Your event must start no earlier than 3:30pm)**

\$200 Security Deposit & \$325 Rental Fee (**Mandatory to hire HPD Special Duty Officer**) Facility must be secured, locked and vacant by 10:00pm. For your convenience, your set-up time is flexible. Please make arrangements with the PPCA Representative. Be sure to allow time to clean-up within your rental time.

☐ **8am to 5pm Saturdays and Sundays**

\$200 Security Deposit & \$325 Rental Fee (**Mandatory to hire HPD Special Duty Officer if serving alcohol**) Facility must be secured, locked and vacant by 5:00pm. Be sure to allow time for set-up and clean-up within your rental time.

### 2. KEIKI SPORTS & CLUBS

☐ **8am to 5pm Saturdays and Sundays**

\$200 Security Deposit & \$200 Rental Fee (**Mandatory to hire HPD Special Duty Officer if serving alcohol**) Facility must be secured, locked and vacant by 5:00pm. Be sure to allow time for set-up and clean-up within your rental time.

## CANCELLATION POLICY

- \$50 Administration Fee will be retained from your Security Deposit for cancellations more than 60 days before event.
- \$75 Administration Fee will be retained from your Security Deposit for cancellations less than 60 days before event.
- Your entire Security Deposit will be retained for cancellations less than 30 days before event.

Your signature confirms that you have read page 2 of 5 pages of this Rental Contract and are in agreement with all rental terms and requirements.

Signature \_\_\_\_\_ Date \_\_\_\_\_ (Rev 3.14.25)

## PPCA MANAGEMENT

Has the right to change any such rules from time to time without notice. For security and violation purposes, 6-surveillance cameras have been installed in and around the facility and placed at the entry points, parking lot and throughout the facility, providing management with valuable insight into any situation that may occur and/or to contest any violations.

## RENTAL INCLUDES

Center Stage	2 Stainless Steel Tables (for kitchen use only)
Refrigerator / Freezer	Brooms, Dust Pans, Mop and Mop Bucket
50 Folding Tables (6 feet length)	1 4-yd HDS Trash Bin (Located near the loading/unloading driveway)
250 Folding Chairs (metal)	

## CENTER RENTAL RULES *(Renter's responsibility to insure that guests abide by the rules)*

**PPCA REPRESENTATIVE WILL DO A WALKAROUND INSPECTION OF THE CENTER ON THE MORNING OF YOUR EVENT TO CORRECT OR NOTE ANY ISSUES. A WALKAROUND INSPECTION WILL THAN BE DONE THE MORNING AFTER YOUR EVENT TO NOTE ANY VIOLATIONS OR DAMAGES.**

### OBTAINING AND RETURNING FACILITY KEYS *THE RENTER . . . . .*

- is responsible to obtain the rental keys on the day of rental or unless other arrangements have been made with PPCA representative.
- is responsible to return the rental keys as arranged by the PPCA Representative.

### KEYS & PADLOCKS *THE RENTER . . . . .*

- must not misplace the Center keys or padlocks. Your security deposit will be used to cover the cost to replace keys and/or padlocks. If cost exceeds your security deposit, you will be billed the remaining cost.

### ALCOHOL *THE RENTER . . . . .*

- is responsible to control and avoid guest from serving or consuming alcohol without an HPD Special Duty Officer.
- Your full security deposit will be retained for serving alcohol without having an HPD Special Duty Officer on site during your event.

### ELECTRICAL OUTLETS *THE RENTER . . . . .*

- must not use electrical outlets to power Inflatable's, bouncer's or keiki rides. These activities need to be powered by a generator. Your full security deposit will be retained for this violation. If cost exceeds your security deposit, you will be billed the remaining cost.

### CHARCOAL *THE RENTER . . . . .*

- must not dispose charcoal or other heating materials on lawn or in trash bin. Charcoal or other heating materials must be collected and removed from premises. Your full security deposit will be retained for any charcoal or heating material removal. If cost exceeds your security deposit, you will be billed the remaining cost.

### COOKING OIL *THE RENTER . . . . .*

- must not dispose cooking oil in sink drain, on lawn or trash bin. Cooking oil must be collected and removed from premises.
- Your full security deposit will be retained for any oil cleanup. If cost exceeds your security deposit, you will be billed the remaining cost.

### CONFETTI *THE RENTER . . . . .*

- must not use any form of confetti, confetti is not permitted at this facility, your entire security deposit will be retained for cleanup cost. If cost exceeds your security deposit, you will be billed the remaining cost to remove confetti.

### DECORATIONS *THE RENTER . . . . .*

- must not use nails, hooks, tacks, screws, tape or any type of adhesive to adhere decorations that will cause damages to the facility walls, poles, tables or chairs. Your security deposit will be applied to repair any damages. If cost exceeds your security deposit, you will be billed the remaining cost for repairs.

Your signature confirms that you have read page 3 of 5 pages of this Rental Contract and are in agreement with all rental terms and requirements.

Signature \_\_\_\_\_ Date \_\_\_\_\_ (Rev 3.14.25) 3.

**DECORATIONS THE RENTER . . . . .cont.**

· is responsible to remove all signs, banners and materials used to support these items from chain-link fence. A \$30.00 violation fee will be retained from your security deposit for removal cost.

**LIGHTS THE RENTER . . . . .**

· is responsible to turn off all lights. Only light that will sometimes come on, is the florescent light (dusk to dawn) light located beneath the beam in the main Center pavilion. A fine of \$100 will be retained from your security deposit for any lights left on, other than the dusk to dawn light.

**GUEST THE RENTER . . . . .**

· is responsible to control and avoid guest from loitering or congregating outside of fenced area surrounding the community center during or after events so that neighbors are not affected by noise, lights, music, etc.  
· is responsible for all guest on the property during the rental and that they only use those areas of the facility that are specified on the contract, your security deposit will be retained for unauthorized use of swimming pool.

**ACTIVITIES THE RENTER . . . . .**

· must not allow use of water slides or water activities involving excessive use of water, your entire security deposit will be retained for water usage.  
· is responsible to oversee that all Inflatable's, Bouncer's, or Keiki Rides are connected or powered by a generator. Your entire security deposit will be retained for violation of any electrical outlet use.

**NOISE ORDINANCE THE RENTER . . . . .**

· is responsible in compliance with the PPCA Noise Ordinance. All rentals are required to play music in moderation so that it does not disturb area residents. Noise Ordinance is strictly enforced at 9:30 pm for Friday & Saturday Events. Your entire security deposit will be retained for violation of any noise complaints after 9:30 pm.

**PARKING THE RENTER . . . . .**

· is responsible to inform all participants that "Street Parking Only" is available on a first come, first serve basis.  
· is responsible for any illegal parking having to do with vehicles belonging to participants.  
· is responsible for the safety of all guest entering and exiting the parking driveway on Komo Mai Drive. The driveway can accommodate up to 12 vehicles.

**FIXTURES & EQUIPMENT THE RENTER . . . . .**

· is financially responsible for any and all damages occurred at the facility and property during your event. Your security deposit will be retained for any damages to fixtures or equipment. If cost exceeds your security deposit, you will be billed the remaining cost for repairs or to replace each item.

**STAGE THE RENTER . . . . .**

· must not move the center stage from original location. Your full security deposit will be retained for moving stage. If cost exceeds your security deposit, you will be billed the remaining cost.

**TABLES & CHAIRS THE RENTER . . . . .**

· is financially responsible for any and all damages occurred to tables and/or chairs. The cost to replace each table and/or chair will be retained from your security deposit. If cost exceeds your security deposit, you will be billed the remaining cost to replace each item.

**SWIMMING POOL THE RENTER . . . . .**

· shall insure that no guest enter the pool area or use the swimming pool. Your full security deposit will be retained.

**WATER ACTIVITIES THE RENTER . . . . .**

· must not use any form of waterslides, dunk tanks or any water activities. Your full security deposit will be retained for water usage. If cost exceeds your security deposit, you will be billed the remaining cost.

Your signature confirms that you have read page 4 of 5 pages of this Rental Contract and are in agreement with all rental terms and requirements.

Signature \_\_\_\_\_ Date \_\_\_\_\_ (Rev 3.14.25)

**CLEANING THE RENTER . . . .cont.**

- must bag and remove all personal belongings, trash, debris, etc. from the facility, playground, surrounding areas of the property, and outside of fenced area, including the sidewalk and surrounding streets when you leave. All trash must be disposed in the HDS trash container located near the driveway.
- is responsible to sweep & mop the entire covered areas of the facility including the kitchen and restrooms (Do Not Hose).
- is responsible to clean the kitchen, including the sinks, stove, oven, stainless steel tables, refrigerators and freezers (Do Not Hose).
- is responsible to clean the bathroom, including the toilets, urinal & shower areas (Hose If Needed). Your entire security deposit will be retained for all clean-up cost.

**FACILITY WAIVER RELEASE**

I certify that the information I have given is accurate. I have read the rental and understand the rental contract including the renter information, rental information, security deposit, rental fee & general liability insurance requirements, HPD special duty officer information, rental options (4), cancellation policy, PPCA management, equipment included with rental, center rental rules, facility waiver and acknowledgement of contract. Renter will be responsible for all injuries caused by such use. Renter shall be responsible for reimbursing the PPCA for any violations, loss or damages to the facility, furnishings, equipment or property caused by such use. In consideration of participation as specified at location shown on the above dates and times, Renter does hereby release and hold harmless PPCA from any and all liability or claims for damage or injury to person or property of the undersigned due to Renter's use of said facility or property, by reason of any act or omission by the PPCA, or any of its officers, agents or employees or the condition of its property.

**ACKNOWLEDGEMENT OF CONTRACT**

Your signature confirms that you have read page 5 of 5 pages of this Rental Contract and are in agreement with all rental terms and requirements.

Signature \_\_\_\_\_ Date \_\_\_\_\_ (Rev 3.14.25)

# PACIFIC PALISADES COMMUNITY ASSOCIATION

P.O. Box 1439 Pearl City Hawaii 96782 • Phone: 455-5182 • Email: [ppcahawaii@gmail.com](mailto:ppcahawaii@gmail.com) • Website: [ppcahawaii.org](http://ppcahawaii.org)

## HPD SPECIAL DUTY OFFICER

HPD Special Duty Officers are primarily hired to maintain order, provide security and take action against violations of the law. They should not be involved in the enforcement of house rules or other administrative duties except to encourage compliance through police presence and to take action to prevent illegal acts or disorderly conduct at the Pacific Palisades Community Association. Please read and complete the following contract. This form must be completed by renter and HPD Officer(s) on the date of your event and returned with the facility keys to the PPCA representative. If you have any questions about anything in this contract, contact the office/center manager.

### RENTER'S INFORMATION

NAME(S) \_\_\_\_\_

PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_

EMAIL \_\_\_\_\_

### OFFICER'S INFORMATION

NAME \_\_\_\_\_

PHONE \_\_\_\_\_

IDENTIFICATION NO. \_\_\_\_\_

DISTRICT \_\_\_\_\_

CHECK APPROPRIATE BOX: ☐ Hired Special Duty Officer ☐ Volunteer Special Duty Officer

DATE OF EVENT \_\_\_\_\_

TIME: Start \_\_\_\_\_ Finish \_\_\_\_\_

### OFFICER'S INFORMATION *(Complete if more than one HPD Special Duty Officer is on duty)*

NAME \_\_\_\_\_

PHONE \_\_\_\_\_

IDENTIFICATION NO. \_\_\_\_\_

DISTRICT \_\_\_\_\_

CHECK APPROPRIATE BOX: ☐ Hired Special Duty Officer ☐ Volunteer Special Duty Officer

DATE OF EVENT \_\_\_\_\_

TIME: Start \_\_\_\_\_ Finish \_\_\_\_\_

### ACKNOWLEDGEMENT OF FORM

Your signature confirms that you were granted permission to provide special duty services through the Honolulu Police Department's Special Duty Program at the Pacific Palisades Community Association.

Officer's Signature \_\_\_\_\_ Date \_\_\_\_\_ (Rev 3.14.25)