

BALANCE ROCK CONDOMINIUM ASSOCIATION

COMMUNITY CLUBHOUSE

PRIVATE PARTY AGREEMENT

SPONSOR OF PARTY

Resident Unit Owner/Tenant: _____ Unit # _____

Phone: (Home): _____ (Work): _____

EVENT

Event Date: _____ Hours: _____

Rental Hours are (11:00 a.m. to 4:00 p.m.) and and/or (5:00 p.m. to 10:00 p.m.)

Type of Event: _____

Do you need to set up tables, decorate, etc. in advance of event? ___Y___N

Number of People Expected: _____

NOTE: Fire Code Allows a Maximum Occupancy of 60 People

NOTE: No nails, pins or tacks may be used to hang items on the walls. Items may ONLY be Scotch Taped. The decorations must be removed at the end of the rental, including glue residue.

◆ ALL ACCOUNTS MUST BE CURRENT TO RENT ◆

✓ Checks are Payable to: BALANCE ROCK CONDOMINIUM ASSOCIATION

CLUBHOUSE FEES	For Use By Management
<input type="checkbox"/> Security Deposit \$100.00	Received on _____ / Check # _____
<input type="checkbox"/> Rental Fee (1/2 day) \$100.00	Received on _____ / Deposit Returned on: _____
<input type="checkbox"/> Rental (All Day) \$150.00	Account Status @ Time/Reservation: _____ / Event _____

INSPECTION

Post Event Inspection performed by: _____ Date: _____

NOTES: _____

Return of Security Deposit: ___Y___N If No; Reason: _____

The undersigned hereby agrees that the function to be held at the Clubhouse/Pool is a private one and further agrees to abide by the Rules and Regulations and all terms and conditions and to pay and be personally responsible for all the above fees, charges and liabilities. In addition, the undersigned agrees to indemnify and hold harmless the Balance Rock Condominium Association and its Board of Directors against any claim or demand due to carelessness, negligence or improper conduct of the unit owner and/or resident (tenant) and/or his/her guests/family that might arise out of the use of these facilities.

By signing below, I acknowledge receipt of the attached Clubhouse/Pool Rental Rules and Procedures as approved by the BRCA Board of Directors. Furthermore, the undersigned has read, understands and agrees to comply with said Rules and Regulations.

Signature of Resident Unit Owner/Tenant

Date

BALANCE ROCK CONDOMINIUM ASSOCIATION

CLUBHOUSE/POOL

RULES AND REGULATIONS

Private Parties

Anyone wishing to rent the Clubhouse/Pool for private functions can contact the Property Management Company at

COMMUNITY CLUBHOUSE/POOL RULES APPLY TO ALL GUESTS.

RESIDENT UNIT OWNER/TENANT

1. Any unit owner delinquent in their common charge payments will not be allowed the privilege of renting the Clubhouse. Your account must be current with a zero balance to rent the Clubhouse.
2. The Resident Unit Owner/Tenant reserving the Clubhouse **must** reside at the Balance Rock Condominium Association. Off site owners may **not** rent the clubhouse.
3. Resident Tenant reserving the Clubhouse **must** obtain written approval from the unit owner.
4. It is mandatory for the Resident Unit Owner/Tenant to submit a copy of their Homeowner's or Renter's Insurance Policy prior to the date of the party. Failure to provide a copy of the policy will result in the cancellation of your party.
5. The Resident Unit Owner/Tenant reserving the Clubhouse/Pool **must** be present at the function at all times.
6. The Resident Unit Owner/Tenant reserving the Clubhouse **must** be over 21 years of age.

RESPONSIBILITIES

1. Resident Unit Owner/Tenant assumes all responsibility for the conduct of their guests, as well as any damages to the Clubhouse/Pool, furnishings or Association property during the hours of the private party.
2. Resident Unit Owner/Tenant hosting the party must supervise pool guests. Hosts pool pass must be provided. **NOTE: Pool Pass Can Be Pulled If Problems Occur.**
3. The Resident Unit Owner/Tenant assumes all responsibility for the cleanup of the clubhouse; to include the kitchen, restrooms, removal of all trash and personal belongings from the party. An inspection will be made prior to, and following the party.

◆ VIOLATIONS OF CLUBHOUSE AND/OR POOL RULES AND REGULATIONS WILL RESULT IN THE FORFEITURE OF YOUR SECURITY DEPOSIT AND/OR FINES BILLED BACK TO YOUR ACCOUNT.

Balance Rock Condominium Association
Clubhouse / Pool Rules and Regulations

CLUBHOUSE HOURS/RENTAL TIMES

1. Clubhouse rental hours are 10:00 a.m. to 4:00 p.m. for an afternoon event, or 5:00 p.m. to 10:00 p.m. for an evening event, or 10:00 a.m. to 10:00 p.m. for an all day rental.
2. No party may continue past 4:00 p.m. for an afternoon party and 10:00 p.m. for an evening party.

CLUBHOUSE / POOL FEES

1. Clubhouse: All fees are to be paid in advance.
 - ◆ \$100.00/Security Deposit
 - ◆ \$100.00 /Rental Fee (morning or afternoon event)
 - ◆ \$150.00 /All Day Rental
2. Pool: All fees are to be paid in advance.
 - ◆ \$40.00 /Pool Party Fee
 - ◆ \$ 3.00 /Per Guest (maximum of 39 guests (no return on non-attendance)).

ORDINANCES

1. Number of guests limited to 60 per order of the Seymour Fire Marshall.
2. The Town of Seymour ordinance applies regarding noise. Any party violating the ordinance and/or agreement will be terminated immediately and will result in forfeiture of the security deposit.

PROHIBITED

1. Use of the hot tub is prohibited during any private party. **NO EXCEPTIONS.**
2. No liquor, beer or wine is to be sold on the premises.
3. Alcohol is not permitted at Pool Parties.

KEYS

1. If you are having a weekend party, the key for the Clubhouse will be delivered to your unit on Friday evening. During the week the key will be slid under your unit door the night before the party.
2. Please drop the Clubhouse key off in the drop box, located at the Clubhouse.

PARKING

Please instruct all guests to park their vehicles on the outer circle. Parking in any other areas is forbidden and will result in the vehicle being towed at the owner's expense.

RETURN CHECK FEE

A \$10.00 fee will be charged for all checks returned to the Association by the bank.

**BALANCE ROCK CONDOMINIUM ASSOCIATION
POOL PARTY REGISTRATION**

FOR USE BY MANAGEMENT

To: Balance Rock Lifeguard

Sponsor Of Pool Party:

Unit Owner/Tenant: _____ Unit #: _____

Party Date: _____ Time/From-To: _____

Dear Sponsor,

1. Please list below the names and ages of all guests attending your pool party.
2. Please return this form with your signed Party Agreement and fees.
3. Please remember to provide your pool pass to the Lifeguard on duty.

1	_____	14	_____	27	_____
2	_____	15	_____	28	_____
3	_____	16	_____	29	_____
4	_____	17	_____	30	_____
5	_____	18	_____	31	_____
6	_____	19	_____	32	_____
7	_____	20	_____	33	_____
8	_____	21	_____	34	_____
9	_____	22	_____	35	_____
10	_____	23	_____	36	_____
11	_____	24	_____	37	_____
12	_____	25	_____	38	_____
13	_____	26	_____	39	_____

Signature of Sponsor

Date