

THE MARQUIS SOCIAL ROOM - USE AGREEMENT AND CONDITIONS

May 8, 2019

The MARQUIS SOCIAL ROOM may be booked and used subject to the following terms and conditions:

1. Only residents of The Marquis may book the Social Room.
2. The Resident agrees to assume all responsibility for damage to the Social Room, which may have been caused by the Resident or his/her guests.
3. The Resident agrees that in the event the Building Manager temporarily restricts, or removes, or for any reason whatsoever cannot provide the Resident with access to, or use of the space, neither the Resident or his/her guests shall be entitled to seek any remedy or relief whether by way of damages or otherwise against the Building Manager or the Condominium Corporation.
4. The Resident is responsible to ensure that his/her guests are aware of and comply with the Marquis By-laws as well as its Rules & Regulations, including ALL posted signs, and to advise his/her guests of the fire evacuation plan.
5. Children must be supervised at ALL times.
6. Under no circumstance shall any security device be overridden, to include but not limited to the propping open of any doors.
7. Access to the Social Room from any enter phone call box is attained by dialing 900. Guests are to use the door bell, which is located outside the security door, to notify the host of arrival at the Social Room.
8. The Resident must provide dishes, linens and toiletries and all garbage must be disposed of properly.
9. Confetti or other similar substances are not permitted in the Social Room. Should such items be used, an additional cleaning charge of \$150.00 will be applied to the final bill.
10. All alcoholic beverages must be served in accordance with the laws of the Alberta Liquor Control Board. The Building Manager and the Condominium Corporation will not accept any liability that may arise from such a violation.
11. The Resident agrees to return the Social Room to the Building Manager in the same condition in which it was rented and to clean the Social Room immediately after it is vacated. Cleaning CAN NOT be done the next day.
12. There is a \$200.00 refundable deposit fee that will be returned after cleaning and satisfactory inspection by the Building Manager.
13. No cooking is allowed in the Social Room.
14. All charges incurred to repair damage, clean the Social Room or replace missing common property will be deducted from the Social Room deposit and if the deposit is insufficient to cover the total costs, then it shall be paid directly by the Resident.
15. The Resident agrees to pay the Building Manager a fee of \$ 50.00 per hour for any cleaning or repair costs.
16. The Building Manager will coordinate all bookings of the Social Room and it is on a first come, first serve basis.
17. Functions must end by 12.00AM (Midnight) i.e. All guests are to be out of the building by 12.00AM (Midnight).
18. Parking is limited to our visitor parking area and any other legal parking spot surrounding the building. Cars parked illegally on the property will be ticketed and towed.
19. The function must be confined to the Social Room. Access to the pool, fitness area and Lobby is strictly prohibited. Please ensure your guests refrain from using these areas.
20. Nothing is to be removed from the Social Room or any other areas of the building.
21. Please be respectful of the owners who live on the main floor and advise guests to be quiet when arriving and leaving. Noise is to be kept to a minimum no loud speakers or Karaoke machines.
22. The Resident who books the function accepts the full responsibility for the safety and wellbeing of all their guests and shall indemnify the Marquis Condominium against all liability it may incur.
23. The Building Manager reserves the right to terminate this agreement at any time should the terms and conditions of this agreement not be followed.
24. Should a substantiated complaint, including but not limited to, any violation of Marquis Bylaws, be lodged against a Resident host whose signature appears below or any of the Residents host's guests during the course of Social Room rental, the corporation reserves the right to deny future Social Room use and privileges.

I, _____

have read the above and agree to be bound by the terms.

Signature

Date