

Chace Lake Residential Association, Inc. Clubhouse

Rules & Regulations

RESERVING: To reserve the clubhouse for your event, please call Neighborhood Management, LLC at (205) 877-9480.

- To reserve the Clubhouse, you must be a member of the Chace Lake Residential Association, (“Association”) in good standing, and you must present for the entire length of the function.
- *Two* personal checks bearing the resident’s name and address are required. One check in the amount of the rental fee made payable to Chace Lake Residential Association is a non-refundable usage fee. The **rental fee is \$100 for the first 4 hours and \$25 for each additional hour**. The other check, also made payable to the Chace Lake Residential Association, in the amount of **\$200.00** is the **damage deposit**. **Note, both checks will be deposited, and the deposit will be refunded once the clubhouse is inspected and found in acceptable condition.*

RULES:

1. Maximum party size is 50 guests. The pool cannot be reserved, but it may be used when the pool is open during the summer season. (Maximum party size of 20 when using the pool).
2. Clubhouse can be reserved Monday – Sunday from 8 a.m. to 10 p.m.
3. No alcohol or smoking is allowed in the clubhouse.
4. Clubhouse shall be vacated by 10 p.m. (The pool and pool deck close at **DARK**.)
5. No decorations are to be attached to the walls, ceiling or ceiling fans of the clubhouse.
6. No music outside the clubhouse.
7. No glass containers are allowed outside the clubhouse or on the pool deck.
8. No animals are allowed in the clubhouse.
9. All the doors should be closed and all lights turned off before leaving the clubhouse.
10. Remove all decorations and complete all tasks on the cleaning checklist during rental period.
11. Nothing should be left in the refrigerator or dishwasher.
12. Inspect general cleanliness and straighten up as necessary.
13. Remove all trash from the clubhouse. Do not put trash in trash cans around the pool.
14. Do not leave anything in the clubhouse. You will not be allowed access after your rental time to retrieve or clean anything.
15. **CLUBHOUSE THERMOSTAT MUST BE ADJUSTED TO 78° IN THE SUMMER, AND 65° IN THE WINTER.**
16. Renter is responsible for guests parking in the appropriate parking spaces.
17. Renter agrees to be responsible for obtaining any licenses pertaining to works of authorship as defined by the Copyright Act of 1976, including, but not limited to, musical works; dramatic works; pictorial, graphic, and sculptural works; motion pictures and other audiovisual works; and sound recordings. By renting the clubhouse, renter agrees to hold Association and Neighborhood Management, LLC harmless from any and all claims, including, but not limited to cease and desist letters, demands for payments and alleged violations of applicable law.

INDEMNIFICATION: Renter agrees to indemnify, defend, and hold harmless Association from and against any and all liabilities, losses, damages, costs, expenses (including all reasonable attorney's fees and expenses of renter and the Association), causes of action, suits, claims, demands, or judgments of any nature whatsoever arising from (i) any injury to, or the death of, any person, or any damage to property on the Association or upon adjoining sidewalks, streets, or ways, or in any manner growing out of or connected with the use, non-use, condition, or occupancy of the Association or related facilities or any parts thereof, or resulting from the condition thereof or of adjoining sidewalks, streets, or ways, (ii) violation of any agreement or condition hereof, (iii) violation by renter of any contract or agreement to which renter is a party, or any restriction, statute, law, ordinance, or regulation, in each case affecting the Association or related facilities or any part thereof, or the ownership, occupancy, or use thereof, (iv) any negligence or tortious act on the part of renter or any of its agents, contractors, licensees or invitees, and (v) any injury or claim associated with the performance of any work protected by intellectual property law or any other related cause of action. In case any action, suit, or proceeding is brought against the Association by reason of any occurrence herein described, renter will, at its own expense, defend such action, suit, or proceeding with counsel reasonable acceptable to Association. Nothing in this provision shall be interpreted as limiting renter's obligations under other provisions of this agreement, including the obligations set forth in Paragraph 18.

Chace Lake Residential Association, Inc.

Rental Agreement

1770 Chace Drive
Hoover, AL 35244

Please Return Rental Agreement along with the payment. Make check payable to

Chace Lake and mail to:

Neighborhood Management, LLC
2700 Highway 280, Suite 425W
Birmingham, AL 35223
205.877.9480

- \$100.00 rental fee is required with each reservation for a minimum 4 hour rental.
- Additional hours can be purchased at the rate of \$25/hour.
- \$200.00 deposit is required with each reservation and WILL BE DEPOSITED. Deposit will be refunded to the owner within 30 days of the rental if there are no damages or rules broken.
- **Homeowner must pay both the deposit and rental fees. Check CAN NOT be from anyone other than the homeowner.**
- **If ANY rules are broken, you will forfeit your deposit.**
- Set up and clean up times are included in the rented time.

Renting Homeowners Name		Contact Email Address
Homeowners Address	Homeowners Key Fob #	Contact Phone Number
Rental Date Requested	Rental Time Requested	
Rental fee and deposit are due along with the Rental Agreement to confirm the reservation.		
Rental fee is non-refundable if cancelled within 2 weeks of the rental date.		

I have read and understand the Clubhouse Rules & Regulations and Clubhouse Agreement. I agree to follow all guidelines related to my rental. I understand that not following the set guidelines may result in a loss of all or part of my deposit.

Renting Homeowners' Signature

Date