

2023 BEAVER LAKE ASSOCIATION
CLUBHOUSE RENTAL AGREEMENT

1. The rental fee is **\$200.00**. The rental fee and the security charge must be paid by the property owner and must be in the Association office in order to reserve the rental. The clubhouse is not considered reserved until BLA has received the entire amount.
2. Maximum capacity for the clubhouse is **160** people.
3. **The office will call you the week prior to your rental to set up a time to pick up your keys. You may have entrance to the building no sooner than 8am the day of your rental.**
4. A damage deposit of **\$400.00** must also be submitted at the time of the reservation by credit/debit card. The damage deposit will be shredded after the event - unless damage to the clubhouse or property occurs during the rental or special cleaning is necessary after the rental. Damage in excess of the damage deposit will be charged to the renting property owner.
5. Rental of the clubhouse must be by a property owner in good standing. The property owner must be in attendance at all times. The property owner is also responsible for the damage during the rental and for control of the party.
6. The property owner is defined as the person who actually owns (or leases/rents) the lot. A dependent of property owners who rent the clubhouse must have the actual property owner in attendance during the rental.
7. **Minors are NOT allowed to drink alcoholic beverages on Beaver Lake property or in the clubhouse.**
8. The clubhouse will not be rented for the purpose of making money for the renter. (This does not include non-profit organizations.)
9. Unless otherwise agreed in advance, the renting property owner and his or her group will clean up and be out of the clubhouse by **1:00am**. Cleanup expectations are listed in the regulations on the reverse side.
10. Admission may not be charged to anyone entering the clubhouse.
11. By order of the Fire Marshall: NO COOKING in the kitchen. (You may warm your food.)

"Lessee shall indemnify and hold Lessor, its officers, directors, employees, agents, contractors and subcontractors harmless for any and all injuries, damages, claims, costs and expenses arising out of the Lessee's use of described premises or caused by the Lessee's officers, directors, employees, agents, contractors, or subcontractors, and arising out of the premises occupied by the Lessee and not attributable to the sole negligence of Lessor."

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CLUBHOUSE RENTAL REGULATIONS

To be reimbursed the deposit fee, the following shall be completed:

1. Clean the tables you use making sure they are free of all food and soap residue.
2. Vacuum and sweep the floors. If there are soiled areas on the carpet, please, make sure to clean these areas the best you can.
3. Leave all tables and chairs out for sanitation procedures.
4. Remove all decorations. No tape, nails, or thumb tacks are to be used on painted surfaces and personal effects.
5. Pick up and remove all trash. (The dumpsters are east of the clubhouse down by the boat dock.)
6. NO SMOKING in the clubhouse. When smoking outside, use outside receptacles.
7. Bathroom shall be left clean and orderly.
8. All kitchen appliances shall be cleaned (including stove, oven, microwave, and refrigerator.)

Cleaning supplies and vacuum are in the closet for your use.

The clubhouse must be cleaned the same day or evening of your rental (as it is often rented the next day.)

The clubhouse will be checked after each rental.

Failure to do any of all the above will result in forfeiture of part or all your deposit.

Kitchen Charges (in dollars)	Main Room Charges (in dollars)		
Damage to sink	25.00 to 150.00	Failure to remove decorations	10.00 to 75.00
Damage to microwave oven	10.00 to 100.00	Damaged window coverings	50.00 to 400.00
Damage to counters	25.00 to 300.00	Damage to tables	25.00 to 100.00
<small>per table</small>			
Damage to refrigerator	10.00 to 400.00	Damage to ceramic tile	25.00 to 400.00
Damage to oven/range	10.00 to 400.00	Damage to dance floor	25.00 to 400.00
Failure to replace can liners	5.00 per can	Damage to carpet	25.00 to 400.00
Failure to clean all counter tops	25.00 to 50.00	Failure to replace can liners	5.00 per can
Damage to cabinets	25.00 to 400.00	Nails, tacks, or staples used	10.00 to 200.00
Damage to tile	25.00 to 400.00	Failure to clean windows	25.00 to 100.00
Failure to clean tile	25.00 to 50.00	Failure to clean/vacuum carpet	50.00 to 200.00
Failure to clean sink	25.00	Failure to clean tile	25.00 to 50.00
Failure to clean appliances	25.00 to 100.00	Failure to clean tables	25.00 to 200.00
Damaged or soiled walls	25.00 to 400.00	Failure to clean dance floor	25.00 to 200.00
		Damaged or soiled walls	25.00 to 400.00
		Failure to replace chairs	50.00 to 200.00
		Failure to replace tables	50.00 to 200.00
<u>Bathroom Charges (in dollars)</u>		<u>Stairwell Charges (in dollars)</u>	
Failure to clean mirrors	25.00 to 50.00	Failure to clean carpets	10.00 to 200.00
Failure to clean sink	25.00 to 50.00		
Failure to replace can liners	5.00 per can		
Damage or soiled walls	25.00 to 400.00		
Damage to floors	100.00 to 400.00		
Damage to lights	10.00 to 100.00		
Damage to sink	50.00 to 150.00		
Damage to toilets	50.00 to 400.00		

*****Evidence of smoking in the clubhouse may result in forfeiture of the entire deposit.**