



Talamore Community Clubhouse Rental Agreement

All Assessments Must Be Current in Order to Rent the Clubhouse

Today's Date:	
Homeowner Name:	
Homeowner Address:	
Email Address:	
Phone Number:	
Event Date:	
Time (Includes Set Up/Breakdown)	Start: _____ End: _____
Type of Event:	
Total of Attendees:	
Will Alcohol be Present? Member accepts full responsibility whether they provide the alcohol or not	Yes _____ No _____ If yes, a certificate of insurance naming Talamore Community Association, Talamore Board of Directors, First Service Residential and Lennar as additional insured.

Rules and Regulation

- Clubhouse reservations are to be made by **Talamore members only**.
Hours of rental are from: Monday-Thursday 9:00 A.M.- 9:00 P.M.
Friday, Saturday and Sunday 10:00 A.M. - 11:00 P.M.
- Talamore Members reserving the clubhouse **must be present** for the entire event.
- No resident may rent the facility to a third party for any event, i.e. companies, homeowner's associations, schools, church group or friends/families that are not current members of Talamore.
- No cooking equipment of any kind, i.e. popcorn, snow cone makers, hot dog stand or cotton candy machines are permitted on the premises **unless these items are supplied by a vendor and the vendor provides COI**.
- Party decorations, announcements, boards, etc. are **not to be taped, stapled or nailed on walls, pictures, door frames or furniture**. (Blue painters tape is allowed) No Candles, Glitter or Confetti of any kind is permitted. Helium balloons remaining in the clubhouse (up along the ceiling or against air vents) are the responsibility of the resident to be removed. **A \$75.00 charge will be assessed for the removal of helium balloons and scotch tape on any portion of the room(s)**.
- Absolutely **no food or beverage is permitted downstairs in the game room/exercise room**.
- Rental Fees are as below**. Please keep in mind that all checks along with a signed contract are required to hold the date of your event. Contract and checks must be submitted to the office within 72 hours from the email/call for the reservation date.
 - ✓ **Rental Fee:** \$20.00/hour up to 6 hours. After 6 hours, rental fee is \$25.00/hours. *(Check made out to Talamore Community)*
 - ✓ **Refundable Security Deposit:** \$250.00 *(Check Made out to Talamore Community)*
 - ✓ **Mandatory Cleaning Fee: \$130.00 for both the Party Room & Great Room. (Check Made out to Twice as Nice Cleaning). CLEANING/SANITATION WILL BE CONDUCTED PER THE STATE OF ILLINOIS GUDIELINES FOR COVID-19.**

- 8. Lessee is responsible for children running up and down the stairs or elevator. Talamore Community Association, Talamore Board of Directors, First Service Residential and Cal Atlantic/Lennar Homes **assumes NO responsibility for any injuries**, etc. Lessee will be responsible for all damages.
- 9. **Sunroom is NOT included** in rental agreement.
- 10. Accumulation of garbage bags, **in excess of three (3) bags, must be disposed in the dumpster.**
- 11. Talamore Community Association is a **smoke-free facility** and is under camera surveillance. Vaping of any products is prohibited. Vaping or smoking marijuana is prohibited. In addition, the consumption of marijuana and THC based products, in any form, including edible form, is prohibited anywhere in the Clubhouse or any portion of the Talamore Community Facilities. There is a designated smoking area outdoor for smoking or vaping of tobacco.

12. **Use of Pool for Clubhouse Party Rentals:**

While the pool cannot be exclusively rented to any party, outlined below is the procedure for clubhouse rented events where swim privileges may be requested:

If a resident is renting the clubhouse for a party and would like to utilize the pool, all non-residents must be registered a week before the scheduled event. There will a \$2.00 charge for all non-residents. If there are more than 10 (non-resident guest) that will be using the pool or pool area, an additional life guard must be hired to accommodate the State requirements regarding guard/swimmer load. The homeowner is responsible for contacting Pool Guards, Inc. at (630) 692-1500 to schedule and hire the additional life guard.

Confirmation of the guard hire must be verified in writing to the management office a week before the event by Pool Guards, Inc.

Send Confirmation to: Talamore.East@fsresidential.com

All arrangements must be made by the resident and Pool Guards, Inc.

Will your party guests be utilizing the pool?

YES

NO

Member Signature: _____ **Date:** _____

**By signing this agreement, the member agrees that he/she has read and completed the above Clubhouse Room form and the attached contract, and to the best of their knowledge and belief, information provided is true, correct and complete and agree to abide to the contract. It is understood that if the above Rules and Regulations are not followed, charges stated in the contract will apply.*

TALAMORE COMMUNITY ASSOCIATION CLUBHOUSE RENTAL AGREEMENT

ALL ASSESSMENTS MUST BE CURRENT IN ORDER TO RENT THE CLUBHOUSE

THIS CLUBHOUSE LEASE AGREEMENT MADE THIS _____ MONTH/DAY, 2022, BY AND BETWEEN THEMEMBER(S) _____ RESIDING AT: _____ (hereinafter "LESSEE") and TALAMORE COMMUNITY ASSOCIATION HOMEOWNERS ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, WITH OFFICE AND PRINCIPAL PLACE OF BUSINESS AT 12121 Talamore Boulevard, Huntley, IL 60142.

THE PARTIES HERETO HEREBY AGREE AS FOLLOWS:

1. LESSOR RENTS TO LESSEE THE CLUBHOUSE FOR A PRIVATE PARTY ON THE _____ DAY OF _____, 2022 BETWEEN THE HOURS OF _____ AND _____ (THIS TIME SLOT INCLUDES PREP TIME AND CLEAN UP TIME OF EVENT. NO EXTRA TIME WILL BE ALLOTTED FOR PREP OR CLEAN UP). THE PURPOSE AND/OR TYPE OF PARTY TO BE GIVEN BY LESSEE IS _____. LESSOR WILL MEET LESSEE AT THE CLUBHOUSE AT THE START TIME OF THE EVENT.
2. LESSEE SHALL DEPOSIT WITH LESSOR \$250.00 AS A SECURITY DEPOSIT (BY CHECK); SAID DEPOSIT SHALL BE PAID TO LESSOR AT TIME OF RESERVATION REQUEST IF THE DEPOSIT IS NOT MADE WITHIN TWO (2) BUSINESS DAYS BEFORE SAID DATE, THEN THIS AGREEMENT SHALL BECOME NULL AND VOID AND LESSOR SHALL HAVE THE RIGHT TO LEASE THE CLUBHOUSE TO ANOTHER PERSON OR ENTITY FOR THAT TIME PERIOD. THE DEPOSIT WILL BE RETURNED ONLY IF a) LESSEE COMPLIES WITH THE TERMS OF THIS AGREEMENT, b) THE ROOMS ARE LEFT IN A CLEAN CONDITION AND c) NO DAMAGE OCCURS WITH RESPECT TO THE CLUBHOUSE OR PERSONAL PROPERTY OF THE LESSOR. LESSOR SHALL RETURN THE DEPOSIT WITHIN THIRTY DAYS OF THE DATE OF THE PARTY. (PLEASE PROVIDE THE DEPOSIT IN THE FORM OF A CHECK)
3. LESSEE SHALL PAY A RENTAL FEE IN THE AMOUNT OF: _____ THE CURRENT FEE SCHEDULE IS:

**\$20.00/HOUR/TWO (2) HOUR MINIMUM-UP TO SIX (6) HOURS.
AFTER SIX (6) HOURS THE COST WILL BE \$25.00/HOUR**

**RENT HOURS AS FOLLOWS: MONDAY – THURSDAY 9:00 AM UNTIL 9:00 PM
FRIDAY, SATURDAY AND SUNDAY 10:00 AM –11:00 PM**

✓ **LESSEE MUST HIRE CLEANING COMPANY FOR - \$130.00 FOR PARTY ROOM AND GREAT ROOM**

✓ **ATTENDEES ARE RESTRICTED TO THE TOP FLOOR ONLY.**

✓ **REQUIRED CLEANING/SANITATION WILL BE CONDUCTED PER THE STATE OF ILLINOIS GUIDELINES FOR COVID-19.**

CLEANING FEES ARE MADE PAYABLE TO: TWICE AS NICE CLEANING SERVICE

50% OF THE RENTAL FEE PAID BY THE LESSEE WILL BE RETURNED IF THE LESSEE PROVIDES WRITTEN NOTICE OF CANCELLATION NO LESS THAN TO 2 WEEKS PRIOR TO EVENT DATE.

IF WRITTEN NOTICE OF CANCELLATION IS NOT PROVIDED WITHIN 2 WEEKS OF EVENT DATE, NO PORTION OF THE RENTAL FEE WILL BE REFUNDED.

4. **IF ALCOHOL IS PRESENT AT THE EVENT**, LESSEE SHALL PROVIDE TO THE LESSOR A CURRENT CERTIFICATE OF INSURANCE FROM HIS/HER HOMEOWNERS INSURANCE POLICY (**FOR SPECIAL EVENT/ALCOHOL**) COVERING TALAMORE COMMUNITY ASSOCIATION HOA, TALAMORE COMMUNITY ASSOCIATION BOARD OF DIRECTORS, FIRST SERVICE MANAGEMENT AND CALATLANTIC HOMES AGAINST ANY LOSS OR DAMAGE SUSTAINED BY THE LESSEE, HIS AGENTS, INVITEE, OR OTHER PERSONS ON THE PREMISES. SAID LESSEE MUST PRESENT A COPY WITH THIS AGREEMENT. **NOTE: ABSOLUTELY NO ALCOHOL PERMITTED IN THE EXERCISE ROOM/GAME ROOM OR ON THE POOL DECK AND THE CONCRETE DECK SURROUNDING THE POOL**). ANY LACK OF CONFORMITY TO THIS RULE SHALL CONSTITUTE A MATERIAL BREACH OF THIS AGREEMENT AND SHALL NULLIFY THIS RENTAL AGREEMENT ALLOWING MANAGEMENT OR A REPRESENTATIVE OF THE CLUB TO ORDER ALL PERSONS TO LEAVE THE CLUBHOUSE/POOL AREA AND IF ANYONE REFUSES TO LEAVE, SUCH REFUSAL SHALL CONSTITUTE A TRESPASS WHICH CAN BE SUBJECT TO CIVIL AND/OR CRIMINAL PENALTIES. **CERTIFICATE MUST NAME, TALAMORE COMMUNITY ASSOCIATION HOA, TALAMORE COMMUNITY ASSOCIATION BOARD OF DIRECTORS, FIRST SERVICE RESIDENTIAL AND LENNAR/CALATLANTIC HOMES AS ADDITIONAL INSURED**.
5. THE EXPECTED NUMBER OF GUESTS FOR THIS PARTY IS [REDACTED]. **LESSEE UNDERSTANDS THAT THE MAXIMUM NUMBER OF PERSONS PERMITTED TO USE THE PARTY ROOM IS 64, GREAT ROOM IS 50.** THE MAXIMUM NUMBER OF PARTY ROOM GUESTS IS BASED ON THE FIRE DEPARTMENT'S RECOMMENDATION AS TO SAFETY STANDARDS WITHIN THE CLUB ROOMS. VIOLATIONS OF THIS MAXIMUM NUMBER OR THE FAILURE OF THE HOSTS TO CONTAIN GUESTS WITHIN THE ALLOTTED RENTAL AREA SHALL NULLIFY THIS RENTAL AGREEMENT ALLOWING MANAGEMENT OR A REPRESENTATIVE OF THE CLUB TO ORDER ALL PERSONS TO LEAVE THE CLUBHOUSE AND IF ANYONE REFUSES TO LEAVE, SUCH REFUSAL SHALL CONSTITUTE A TRESPASS WHICH CAN BE SUBJECT TO CIVIL AND/OR CRIMINAL PENALTIES.
6. **DUE TO COVID-19 AND THE CDC GUIDELINES FOR PHASE 5-FULL OPENING, WE ARE NOW AT FULL CAPACITY ALLOWANCE OF 100 PEOPLE.**
7. **MASKS MUST BE WORN INSIDE THE BUILDING FOR NON-VACCINATED ATTENDEES.**
8. LESSEE SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO THE PREMISES AND PERSONAL PROPERTY RELATED THERETO DURING THE RENTAL PERIOD. LESSOR MAY REPAIR ANY DAMAGES AND LESSEE WILL PAY THE COST OF SUCH. IF LESSOR ELECTS NOT TO REPAIR THE DAMAGES, LESSEE SHALL PAY TO LESSOR THE REASONABLE COST THEREOF. LESSOR SHALL HAVE THE RIGHT TO APPLY THE SECURITY DEPOSIT TO ANY SUCH COSTS.
9. LESSEE SHALL BE RESPONSIBLE FOR ANY LOSS, DAMAGE OR INJURIES SUSTAINED BY LESSEE, HIS AGENTS, GUEST INVITEE OR OTHER PERSONS ON THE PREMISES AND LESSEE SHALL SAVE, DEFEND, HOLD HARMLESS AND INDEMNIFY LESSOR FROM ANY AND ALL CLAIMS, DEMANDS, SUITS, LIABILITIES, CAUSES OF ACTION, INCLUDING ATTORNEY'S FEES AND COSTS, AND PAYMENTS IN ANY MANNER RESULTING FROM, ARISING OUT OF, CONNECTED WITH, OR IN RESPECT OF LESSEE'S PARTY, OR THE USE OF THE LESSOR'S PROPERTY BY THE LESSEE OR ANY PERSONS PERMITTED BY LESSEE TO ACCESS THE LESSOR'S PROPERTY.
10. IN ADDITION TO, AN NOT LIMITED TO, THE AFORESAID INDEMNIFICATION, WHICH SHALL BE READ AND INTERPRETTED AS BROADLY AS POSSIBLE, LESSEE SHALL SAVE, DEFEND, HOLD HARMLESS AND INDEMNIFY LESSOR FROM ANY AND ALL CLAIMS, DEMANDS, SUITS, LIABILITIES, CAUSES OF ACTION, INCLUDING ATTORNEY'S FEES AND COSTS, AND PAYMENTS IN ANY MANNER RESULTING FROM, ARISING OUT OF, CONNECTED WITH, OR IN RESPECT COMSUMPTION OF MARIJUANA ON THE LESSOR'S PROEPRTY
11. LESSOR SHALL NOT BE RESPONSIBLE FOR ANY LOST, DAMAGED OR STOLEN PERSONAL ARTICLES.
12. **FOOD AND BEVERAGES WILL BE RESTRICTED TO THE LEASED PARTY ROOMS ONLY! ABSOLUTELY NO FOOD OR DRINKS PERMITTED IN THE EXERCISE ROOM, GAME ROOM, THE POOL DECK AND THE CONCRETE DECK SURROUNDING THE POOL.** LESSEE SHALL BE RESPONSIBLE FOR ANY AND ALL REASONABLE CLEANING FEES RESULTING FROM FOOD AND BEVERAGE USED IN THE EXERCISE ROOM, GAME ROOM ON THE POOL DECK.

13. **LESSOR WILL HIRE A CLEANING SERVICE AND LESSEE WILL PAY THE COST OF SUCH. LESSOR SHALL HAVE THE RIGHT TO APPLY THE SECURITY DEPOSIT TO ANY SUCH COSTS. NO COOKING EQUIPMENT OF ANY KIND IS PERMITTED. WE HAVE A MICROWAVE AVAILABLE IF NEEDED.**
14. LESSEE HEREBY ACKNOWLEDGES THAT LESSEE HAS RECEIVED THE RULES OF THE LESSOR'S CLUBHOUSE AND HEREBY AGREES TO ABIDE BY AND CONFORM TO THESE RULES. ANY LACK OF CONFORMITY TO THESE RULES SHALL CONSTITUTE A MATERIAL BREACH OF THIS AGREEMENT AND SHALL NULLIFY THIS RENTAL AGREEMENT ALLOWING MANAGEMENT OR A REPRESENTATIVE OF THE CLUB TO ORDER ALL PERSONS TO LEAVE THE CLUBHOUSE/POOL AREA AND IF ANYONE REFUSES TO LEAVE, SUCH REFUSAL SHALL CONSTITUTE A TRESPASS WHICH CAN BE SUBJECT TO CIVIL AND/OR CRIMINAL PENALTIES.
15. IF ANY PROVISION OF THIS AGREEMENT IS BREACHED BY LESSEE, LESSEE AGREES TO FORFEIT ALL RIGHTS TO USE OF LESSOR'S COMMON PROPERTY UNTIL SUCH BREACH IS CORRECTED. LOSS OF SUCH RIGHTS HEREUNDER SHALL BE BINDING UPON SUCCESSORS IN TITLE TO LESSEE.
16. LESSEE SHALL PAY ALL OF LESSOR'S COST, EXPENSES AND ATTORNEY'S FEES RELATED TO THE ENFORCEMENT OF ANY OR ALL OF THE TERMS OF THIS AGREEMENT.
17. LESSEE AND EACH OF THEM JOINTLY, SEVERALLY AND INDIVIDUALLY IRREVOCABLY AUTHORIZE ANY ATTORNEY OF ANY COURT OF RECORD IN ANY STATE OF THE UNITED STATES, FROM TIME TO TIME TO APPEAR FOR LESSEE (AND EACH OF THEM) IN SUCH COURT, TO WAIVE PROCESS, SERVICE AND TRIAL BY JURY, TO CONFESS JUDGEMENT IN FAVOR OF THE LESSOR'S HEIR, SUCCESSORS AND ASSIGNS AND AGAINST LESSEE (AND EACH OF THEM) FOR ANY MONIES OWING, OF WHATEVER NATURE AND INTEREST DUE HEREUNDER FROM LESSEE TO LESSOR AND FOR LESSOR'S COSTS AND REASONABLE ATTORNEY'S FEES, TO WAIVE AND RELEASE ALL ERRORS IN SUCH PROCEEDINGS AND ALL RIGHT OF APPEAL AND TO CONSENT TO AN IMMEDIATE EXECUTION UPON JUDGEMENT.
18. THIS LEASE SHALL BE BINDING UPON THE HEIRS, EXECUTORS AND ASSIGNS OF THE PARTIES, AND SHALL BE GOVERNED BY THE LAWS OF THE STATE OF ILLINOIS.
19. **LESSEE MUST BE A MEMBER OF TALAMORE COMMUNITY ASSOCIATION HOMEOWNERS ASSOCIATIONS AND LESSEE MAY NOT RENT THE FACILITY TO OR ON BEHALF OF AN OUTSIDE THIRD PARTY, i.e. COMPANIES, HOMEOWNER'S ASSOCIATIONS, SCHOOLS, CHURCH GROUPS OR FRIENDS/FAMILY THAT ARE NOT A MEMBER OF THE CLUB FOR PARTIES/MEETINGS ETC.**
20. **LESSEE/MEMBER MUST BE PRESENT (IN CLUBHOUSE) AT ALL TIMES DURING THE EVENT. NO ENTRY WILL BE ALLOWED WITHOUT THE LESSEE/MEMBER PRESENT.**
21. WAIVER AND RELEASE. IN CONSIDERATION OF LESSOR PERMITTING LESSEE TO USE THE LESSOR'S CLUBHOUSE, COMMON FACILITIES FOR THE PURPOSES DESCRIBED HEREIN, LESSEE HEREBY AGREES THAT LESSOR SHALL HAVE NO OBLIGATIONS TO THE LESSEE OR ANY PARTIES PARTICIPATING IN OR IN ATTENDANCE DURING LESSEE'S USE OF THE CLUBHOUSE AND COMMON FACILITIES AND (POOL IF APPLICABLE) ADDITIONALLY, LESSEE HEREBY FULLY WAIVES AND RELEASES LESSOR, AND ITS OFFICERS, AGENTS AND DIRECTORS, FROM ANY AND ALL CLAIMS, DAMAGES, OR CAUSES OF ACTION, KNOWN OR UNKNOWN, WHETHER UNDER FEDERAL, STATE OR LOCAL LAW ARISING OUT OF DAMAGE CAUSED AS A RESULT OF LESSEE'S USE OF LESSOR'S FACILITIES, INCLUDING, BUT NOT LIMITED TO, LESSOR'S CLUBHOUSE AND POOL, OR TAKING PLACE DURING LESSEE'S PRESENCE ON THE PROPERTY. THE RELEASES, WAIVERS AND PROMISES SET FORTH HEREIN SHALL BE BINDING UPON AND SHALL INURE TO THE BENEFIT OF SUCH PARTIES AND THEIR RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES, LEGAL REPRESENTATIVES, SUBCONTRACTORS, AGENTS, HEIRS, SUCCESSORS, AND ASSIGNS.
22. LESSOR AND LESSEE AGREE AND REPRESENT THAT THEY INTEND AND BELIEVE THAT THIS AGREEMENT IS LAWFUL AND ENFORCEABLE IN ITS ENTIRETY, AND NEITHER LESSOR NOR LESSEE WILL CHALLENGE THE VALIDITY, LEGALITY OR ENFORCEABILITY OF THIS AGREEMENT OR ANY OF ITS PROVISIONS IN WHOLE OR IN PART. THE PARTIES AGREE THAT, TO THE EXTENT ANY PORTION OR COVENANT OF THIS AGREEMENT MAY BE HELD TO BE INVALID OR LEGALLY UNENFORCEABLE BY AN AGENCY OR COURT OF COMPETENT JURISDICTION, THE REMAINING PORTIONS OF THIS AGREEMENT SHALL NOT BE AFFECTED AND SHALL BE GIVEN FULL FORCE AND EFFECT.

23. SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF ILLINOIS AND MAY BE EXECUTED IN SEVERAL COUNTERPARTS, EACH OF WHICH SHALL BE DEEMED AN ORIGINAL, BUT ALL OF WHICH TOGETHER SHALL CONSTITUTE ONE AND THE SAME INSTRUMENT. ALL LITIGATION RELATED TO OR ARISING FROM THIS AGREEMENT SHALL BE LITIGATED IN A COURT OR COURTS, WHETHER FEDERAL OR STATE, HAVING APPLICABLE JURISDICTION, SITTING WITHIN THE BOUNDARIES OF MCHENRY COUNTY, ILLINOIS. THE PROVISIONS OF THIS AGREEMENT MAY BE AMENDED, WAIVED OR DISCHARGED ONLY BY AN INSTRUMENT IN WRITING SIGNED BY THE PARTY AGAINST WHOM ENFORCEMENT OF SUCH AMENDMENT, WAIVER OR DISCHARGE IS SOUGHT. A WAIVER AT ANY TIME OF COMPLIANCE WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT SHALL NOT BE CONSIDERED A MODIFICATION, CANCELLATION OR WAIVER OF SUCH TERMS AND CONDITIONS, OR OF ANY PRECEDING OR SUCCEEDING BREACH THEREOF, UNLESS EXPRESSLY SO STATED. THIS AGREEMENT CONSTITUTES THE COMPLETE AND EXCLUSIVE STATEMENT OF THE AGREEMENT AMONG THE PARTIES. IT SUPERSEDES ALL PRIOR WRITTEN AND ORAL STATEMENTS, INCLUDING ANY PRIOR REPRESENTATION, STATEMENT, CONDITION, OR WARRANTY.

CHECK IN AND CHECK OUT IS CONDUCTED PER THE CLEANING ATTENDANT

THE HOMEOWNER LISTED ON THE APPLICATION MUST BE PRESENT FOR CHECK IN/CHECK OUT.
THE OWNER LISTED ON THE APPLICATION MUST BE PRESENT AT THE START TIME INDICATED ON THEIR APPLICATION. WE CANNOT ACCOMMODATE AN EARLY ARRIVAL. SET UP AND BREAK DOWN ARE TO BE INCLUDED IN THE TIMES ON THE APPLICATION

WHEREFORE, THE PARTIES HERETO AGREE TO THE ABOVE TERMS BY AFFIXING THEIR SIGNATURE HERETO THIS [REDACTED] DAY OF MONTH [REDACTED], 2022.

LESSEE (Homeowner):

ACCEPTED FOR LESSOR (Agent):

TALAMORE COMMUNITY ASSOCIATION DOES NOT GUARANTEE A GERM-FREE ENVIRONMENT. THE ABOVE SIGNED LESSEE IS RESPONSIBLE FOR ALL OF THEIR GUEST AND TO INFORM ALL GUEST THAT TALAMORE COMMUNITY ASSOCIATION DOES NOT GUARANTEE A GERM-FREE ENVIRONMENT. LESSEE ACCEPTS FULL RESPONSIBILITY FOR THE WELL BEING OF ALL ATTENDEES; USAGE IS AT YOUR OWN RISK. MASKS MUST BE WORN INSIDE THE BUILDING.

CLUBHOUSE RENTAL CONTRACT RULES

- Furniture **must be returned** to the original placement.
- No scotch tape or hangers can be used to hang decorations, etc. However, **painters' tape is permitted**. An additional, **\$75.00 will be charged** for the removal of scotch tape on any wall.
- **Garbage bags in excess of three (3) bags, must** be taken to the dumpster at the end of the event.
- Children cannot run in the halls and stairs and must be under the supervision of an adult if not in the party rooms to avoid injuries.
- **NO candles, glitter or confetti** of any kind can be used.
- **NO BALLOONS may be left in the ceiling and/or against any air vents**. Doing so will result in a non-negotiable \$75.00 fee.
- **Excess food/stains on the carpets will result** in a carpet cleaning fee. (Fee is based on vendor invoice.
- Please check all entrances for **cigarette butts, bottle caps, etc. to avoid a \$25.00 cleaning fee**. Please make sure all guests are aware that cigarette butts cannot be throw in any landscape bed.
- Sunroom is **NOT included**
- **Insurance waiver is required** if alcohol is going to be present.

**TALAMORE COMMUNITY ASSOCIATION DOES NOT GUARANTEE A GERM-FREE ENVIRONMENT.
USE OF THE FACILITY IS AT YOUR OWN RISK.
LEESEE ACCEPTS FULL RESPONSIBILITY FOR ALL ATTENDEES.**

**THE TALAMORE CLUBHOUSE IS NOT CHILD PROOF, PLEASE MONITOR YOUR CHILDREN
ACCORDINGLY!**

LESSEE SIGNATURE:

LESSEE PRINT NAME:

DATE: _____